

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

Cliff Morton Development and Business Services Center  
1901 S. Alamo Street  
Board Room, First Floor

**August 5, 2008**  
**Tuesday, 11:30 AM**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7	
Chairman	

1. **11:30 AM - Work Session – briefing by Staff regarding zoning case recommendations and the Government Hill Phase I rezoning case, plus discussion of UDC amendments, policies and procedures, and all other items for consideration on the agenda for August 5, 2008, in the Tobin Room, 1901 South Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of July 15, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008170 CD – Postponed:** A request for a change in zoning from “NP-8” Neighborhood Preservation District to “NP-8” (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office on 0.43 acres out of NCB 11924, 139 Hiler Road. (Council District 9)
8. Consideration of a resolution to be recommended to City Council of the Mission/Vision statement as a shared vision and tool to be utilized for any River corridor related policy decisions by the Zoning Commission. ~~(San Antonio River Commission Representative)~~
9. **ZONING CASE NUMBER Z2008171 ERZD:** A request for a change in zoning from “MF-33 ERZD” Multi-Family Edwards Recharge Zone District to “C-3 ERZD” General Commercial Edwards Recharge Zone District on 1.5999 acre tract of land out of Lot 28 and Lot 29, Block 1, NCB 17600, 21026 Encino Commons. (Council District 9) Pg. 6

10. **ZONING CASE NUMBER Z2008156 CD:** A request for a change in zoning from "C-2" Commercial District and "C-1" Light Commercial District to "C-2NA CD" (CD-Warehousing) Commercial District, Nonalcoholic Sales with a Conditional Use for Warehousing on 1.904 acres out of NCB 15805, On the west side of Castle Cross, midblock between Castle Hunt Drive to the north and Rittiman Road to the south. (Council District 2) Pg. 16
11. **ZONING CASE NUMBER Z2008185 CD:** A request for a change in zoning from "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3NA CD" (CD- Auto Parking and/or Long Term Storage) General Commercial District, Nonalcoholic Sales with a Conditional Use for Auto Parking and/or Long Term Storage on Lots 7, 8, 9, and 10; the southeast 79 feet of Lot 11; Parcel 100; Lots 17, 18, 19 and 20; and the northeast 68.97 feet of Lot 21; Block 11, NCB 17623; 3.082 acres out of NCB 17623 and 0.255 acres out of NCB 17623, on the south side of Randolph Boulevard, between O'Connor Road to the west and Gilder Boulevard to the east. (Council District 10) Pg. 20
12. **ZONING CASE NUMBER Z2008197 S:** A request for a change in zoning from "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R S" General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Contractor's Facility on Lot 36 and Lot 37, Block 4, NCB 7926, 1457 Chalmers Avenue. (Council District 5) Pg. 24
13. **ZONING CASE NUMBER Z2008200:** A request for a change in zoning from "I-1" General Industrial District and "C-3" General-Commercial District to "C-2" Commercial District on Lot 1, Block 22, NCB 14861, 6506 West Hausman Road. (Council District 8) Pg. 29
14. **ZONING CASE NUMBER Z2008204 S:** A request for a change in zoning from "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commercial Athletic Field to "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commercial Athletic Field (Site Plan Change) on 1.882 acres out of NCB 18859, 5900 Block of Village Park. (Council District 6) Pg. 31
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
15. **ZONING CASE NUMBER Z2008174:** A request for a change in zoning from "C-2" Commercial District and "R-5" Residential Single-Family District to "C-2" Commercial District on a 17.56 acre tract of land out of NCB 17365, Eastside of Bulverde Road. (Council District 10) Pg. 35
16. **ZONING CASE NUMBER Z2008196 CD:** A request for a change in zoning from "C-2" Commercial District to "C-2" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair on Lot 44, Block B, NCB 8695, 1435 Austin Highway. (Council District 10) Pg. 39
17. **ZONING CASE NUMBER Z2008215:** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi Family District on north 60 feet of Lot 1, Block 7, NCB 15509, 8100 Landing Avenue. (Council District 4) Pg. 45
18. **ZONING CASE NUMBER Z2008217:** A request for a change in zoning from "MF-33" Multi Family District to "C-2" Commercial District on 1 acre out of NCB 10979, 2819 Southeast Military Drive. (Council District 3) Pg. 47
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.

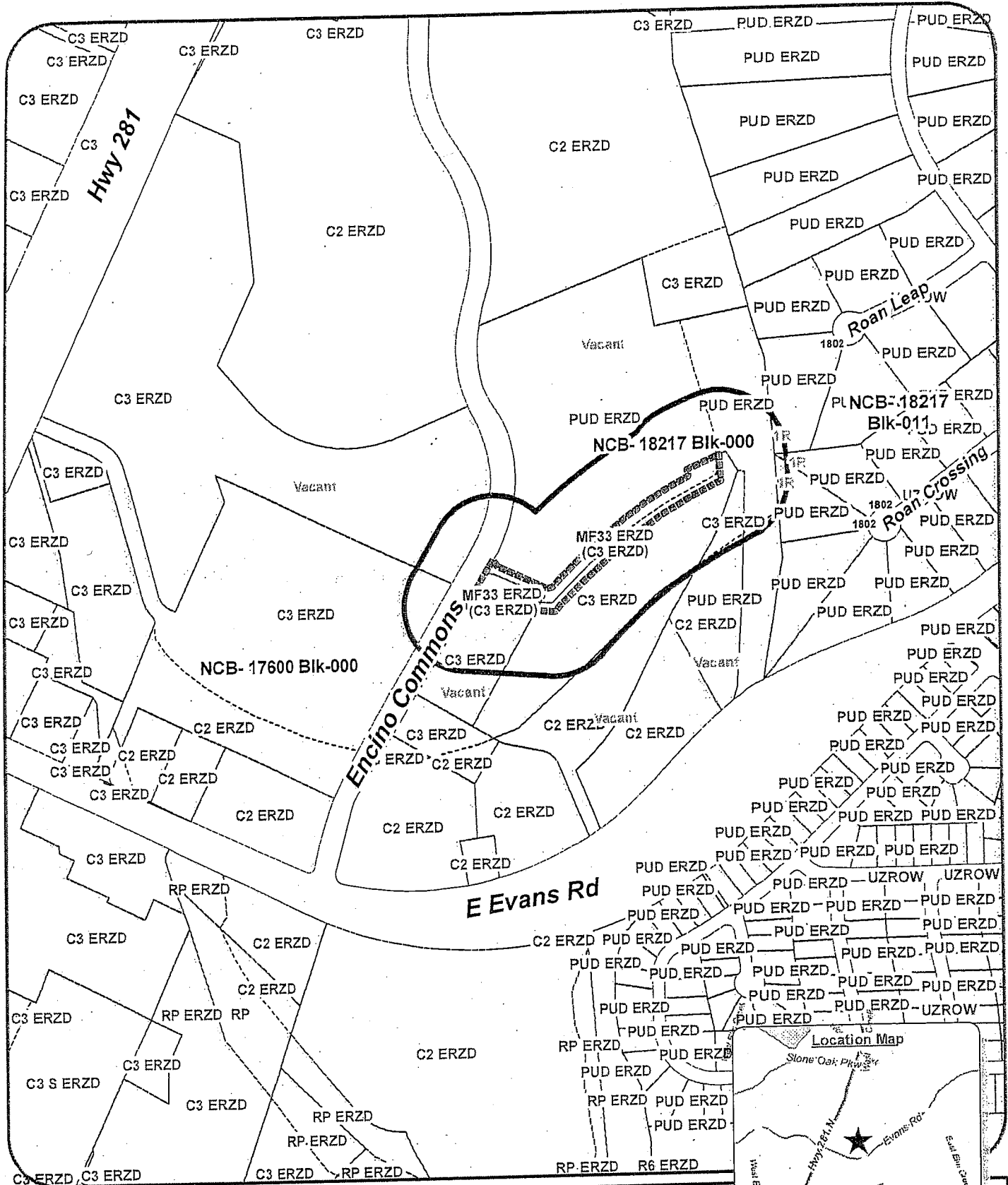
19. **ZONING CASE NUMBER Z2008218 S:** A request for a change in zoning from "MPCD GC-2" Master Planned Community Highway 151 Gateway Corridor District to "C-3 GC-2 S" General Commercial Highway 151 Gateway Corridor District with a Specific Use Authorization for a Check Cashing Facility on 0.0442 acres out of Lot 1, Block 23, NCB 15849, 8767 State Hwy 151. (Council District 6) Pg. 51
20. **ZONING CASE NUMBER Z2008219:** A request for a change in zoning from "C-2 NCD-2" Commercial Neighborhood Conservation District-2 to "O-1 IDZ NCD-2" Office, Infill Development Zone Overlay, Neighborhood Conservation District-2 on north 60 feet of Lot 10 and east 60.41 feet of south 80.31 feet of Lot 10, Block 8, NCB 1891, 725 West Ashby Place. (Council District 1) Pg. 55
- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
21. **ZONING CASE NUMBER Z2008220 CD:** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" (CD - Funeral Home) Commercial District with a Conditional Use for a Funeral Home on Lot 23, Block 2, NCB 10774, 2415 South W. W. White Road. (Council District 2) Pg. 61
22. **ZONING CASE NUMBER Z2008222 CD:** A request for a change in zoning from "C-2NA NCD-2" Commercial, Nonalcoholic Sales Neighborhood Conservation District-2 to "C-2 CD NCD-2" (CD - Bar) Commercial Neighborhood Conservation District-2 with a Conditional Use to allow for a bar on Lot 9 and the west 1 foot of the south 80.31 feet of Lot 10, Block 8, NCB 1891, 741 West Ashby Place. (Council District 1) Pg. 63
23. **ZONING CASE NUMBER Z2008223:** A request for a change in zoning from "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3NA IDZ" General Commercial Nonalcoholic Sales, Infill Development Zone Overlay District on south 142.5 feet of Lot 3, Block 2, NCB 3027, 308 W. Josephine. (Council District 1) Pg. 67
24. **ZONING CASE NUMBER Z2008228:** A request for a change in zoning from "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District on Parcel 24, NCB 16458 and Parcel 24C, A 15, CB 4005, 600 Mauermann Road. (Council District 3) Pg. 71
25. **ZONING CASE NUMBER Z2008229:** A request for a change in zoning from "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District on Parcel 2, CB 4297, northeast corner of the State Highway 16 South and Lone Star Pass intersection. (Council District 4) Pg. 75
26. **ZONING CASE NUMBER Z2008230:** A request for a change in zoning from "RP" Resource Protection District to "HE RP" Historic Exceptional, Resource Protection District on Parcel 2A, CB 4181, 1349 Neal Road. (Council District 3) Pg. 81
27. **ZONING CASE NUMBER Z2008231:** A request for a change in zoning from "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District on Parcel 8C, Parcel 10B, and Parcel 10D CB 4297, Approximate 17200 Block of Applewhite Road. (Council District 4) Pg. 85

28. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
29. **ADJOURNMENT**

**Accessibility Statement**

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.





## Zoning Case Notification Plan

### Case Z-2008-171 ERZD

Council District 9

Scale: 1" approx. = 400'

Subject Property Legal Description(s): 1.5999 Acres out of NCB 17600

#### Legend

Subject Property (1.5999 Acres)  
 200' Notification Buffer  
 Current Zoning R6  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (5/29/2008)

# CASE NO: Z2008171 ERZD

## Final Staff Recommendation - Zoning Commission

Date: August 05, 2008

Council District: 9

Ferguson Map: 483 D6

Applicant Name:

Owner Name:

Sun Belt Engineers, Inc.

Gene Brenner

**Zoning Request:** From "MF-33 ERZD" Multi-Family Edwards Recharge Zone District to "C-3 ERZD" General Commercial Edwards Recharge Zone District.

**Property Location:** 1.5999 acre tract of land out of Lot 28 and Lot 29, Block 1, NCB 17600

21026 Encino Commons

On the southeast side of Encino Commons, northeast of East Evans Road.

**Proposal:** To allow for commercial development

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis (TIA) has been waived for the following reasons: A Level 1 Traffic Impact Analysis (TIA) was approved on December 10, 2007.

### Staff Recommendation:

#### Approval

The subject site is situated approximately 1000 feet northeast from the intersection of East Evans Road and Encino Commons atop the Edwards Aquifer Recharge Zone. The subject site was annexed into the City of San Antonio in December of 1985 and totals 1.5999 acres with frontage along Encino Commons. The property is undeveloped and a significant part of the overall development to the south. The requested zoning is to correct an engineering error on the 1.5999 acres. The zoning request is a continuation of the commercial zoning to the south. The subject site is adjacent to "PUD R-4" Planned Unit Development Residential Single-Family District to the north with "C-3" General Commercial Edwards Recharge Zone District to the south and across Encino Commons to the west. The development of the 1.5999 acre site for multi-family dwellings would be difficult because of shape and size. If the proposed zoning meets all requirements of the San Antonio Water Systems, it would be appropriate at this location. Many of the intense uses that are routinely allowed in "C-3" would be prohibited at this location in the ERZD.

"C-3" zoning is most appropriate at the intersections of arterials or commercial nodes, or along freeway frontages. The requested C-3 zoning would not be out of character with the commercial trend in the area. "C-3" General Commercial Districts are typically characterized as community and regional shopping centers, power centers and should also incorporate shared internal circulation and limited curb cuts to arterial streets. "C-3" districts permit general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened.

#### SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50%.

**CASE MANAGER:** Pedro Vega 207-7980

SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES  
RECEIVED

2008 JUL -9 PM 2:30

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Patricia M. Garza, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008171 (Business Park)

Date: July 9, 2008

### SUMMARY

A request for a change in zoning has been made for an approximate 1.5999-acre tract located on the city's northeast side. A change in zoning from MF-33 ERZD to C-3 ERZD is being requested by the applicant, Richard Frazor of Sun Belt Engineers, Inc. The change in zoning has been requested to allow for the development of a Business Park.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends approval of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

### LOCATION

The subject property is located in City Council District 9, off of Encino Commons north of Evans Road and east of HWY 281 North. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

### SITE EVALUATION

#### 1. Development Description:

The proposed change is from MF-33 ERZD to C-3 ERZD and will allow for a business park development. Currently the site is undeveloped. No known wells are on the site.



2. Surrounding Land Uses:

Vacant land bounds the property on all sides. The east boundary line is bounded by floodplain.

3. Water Pollution Abatement Plan:

A WPAP has been submitted to the Texas Commission on Environmental Quality (TCEQ).

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on June 6, 2008 and June 9, 2008 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Ms. Joan Falkenberg, P.G., was present during the site evaluation.

A. The subject site to be rezoned is approximately 1.599 acres. The native soil on the site consists of the Tarrant Association, Rolling - Group C and approximately 1 to 2 feet thick. Vegetation was thick and features were obscured by cedar and leaf debris.

B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. The exposed limestone observed on the subject site was consistent with characteristics of the Dolomitic Member.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section of thickness is approximately 110 to 130 feet.

C. A majority of the area was covered by blocks of fractured bedded rock and large areas of vuggy limestone. Several areas had animal burrows, closed depressions and small solution cavities associated with the fractured limestone. No significant features were observed during the visit. The site appeared to slope to the east and stormwater should drain into West Elm Creek.

## ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.

2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
2. The SAWS recommendation of 50% maximum impervious cover is based on the existing MF-33 zoning of the subject property; in addition 50% maximum impervious cover is consistent with the Water Quality Ordinance No. 81491 recommendation for a Multi-Family development.
3. Any abandoned septic systems that may be located on the site must be properly abandoned according to City Code Chapter 34 Article V Division 2 Section 446.
4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

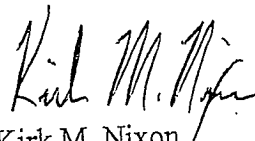
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3523.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection & Evaluation of the San Antonio Water System at (210) 233-3520.

### General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade basins shall not be constructed on-site.
  - B. ~~Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.~~

- C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
- 5. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
  - 6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
  - 7. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends approval of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



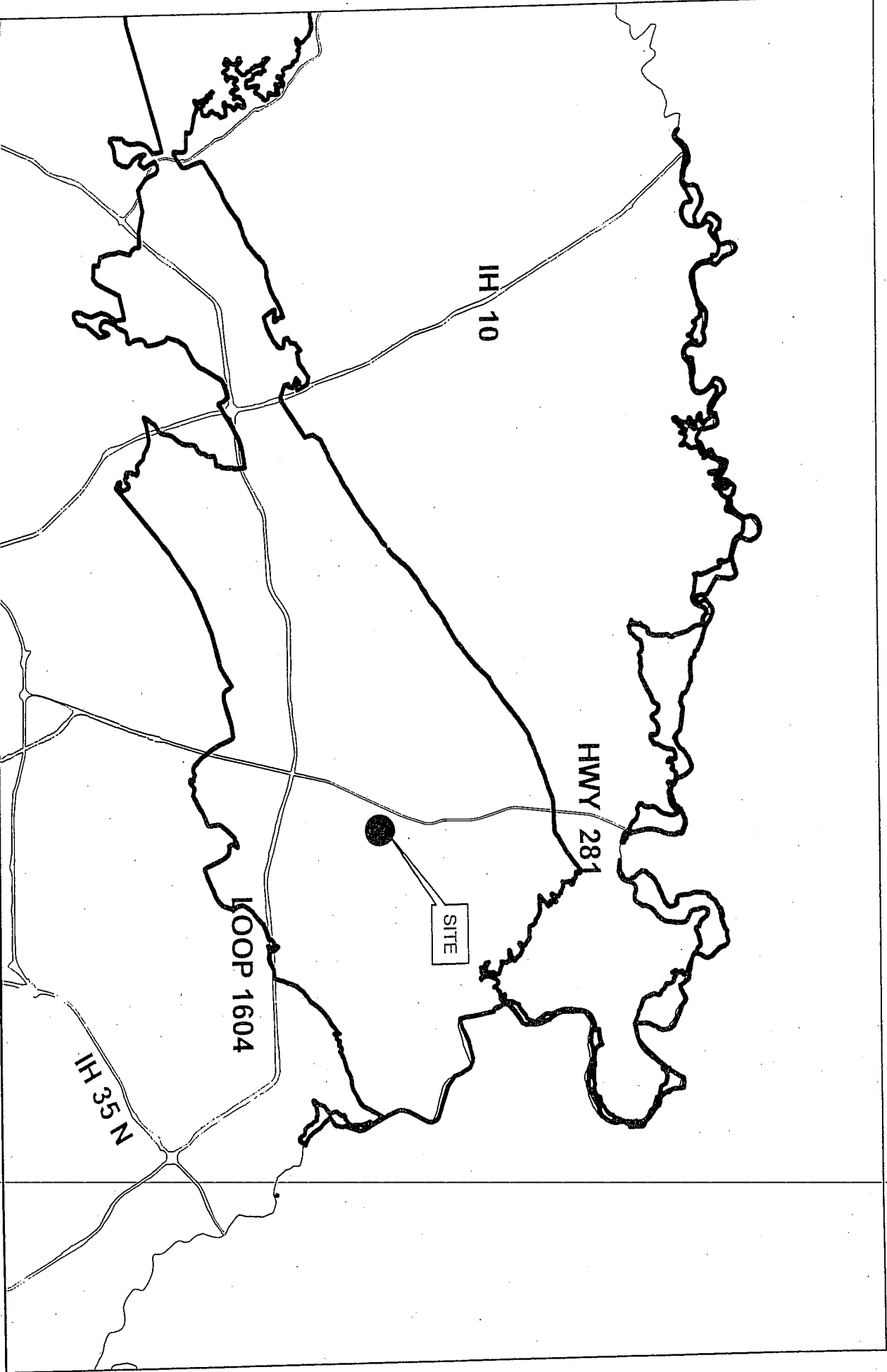
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



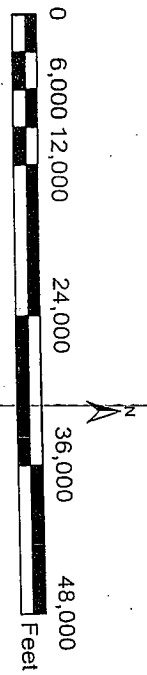
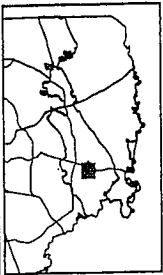
Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:PMG

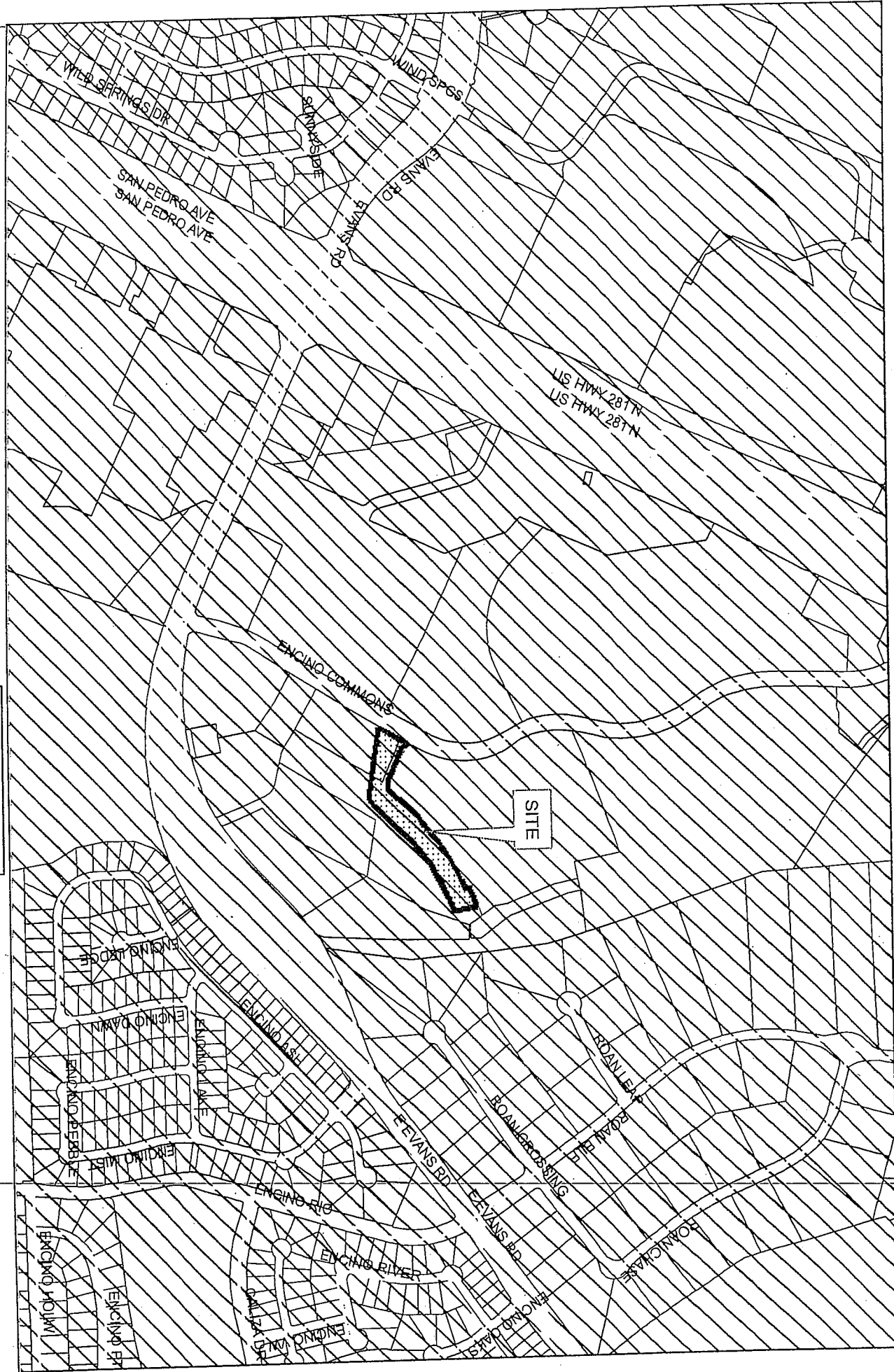


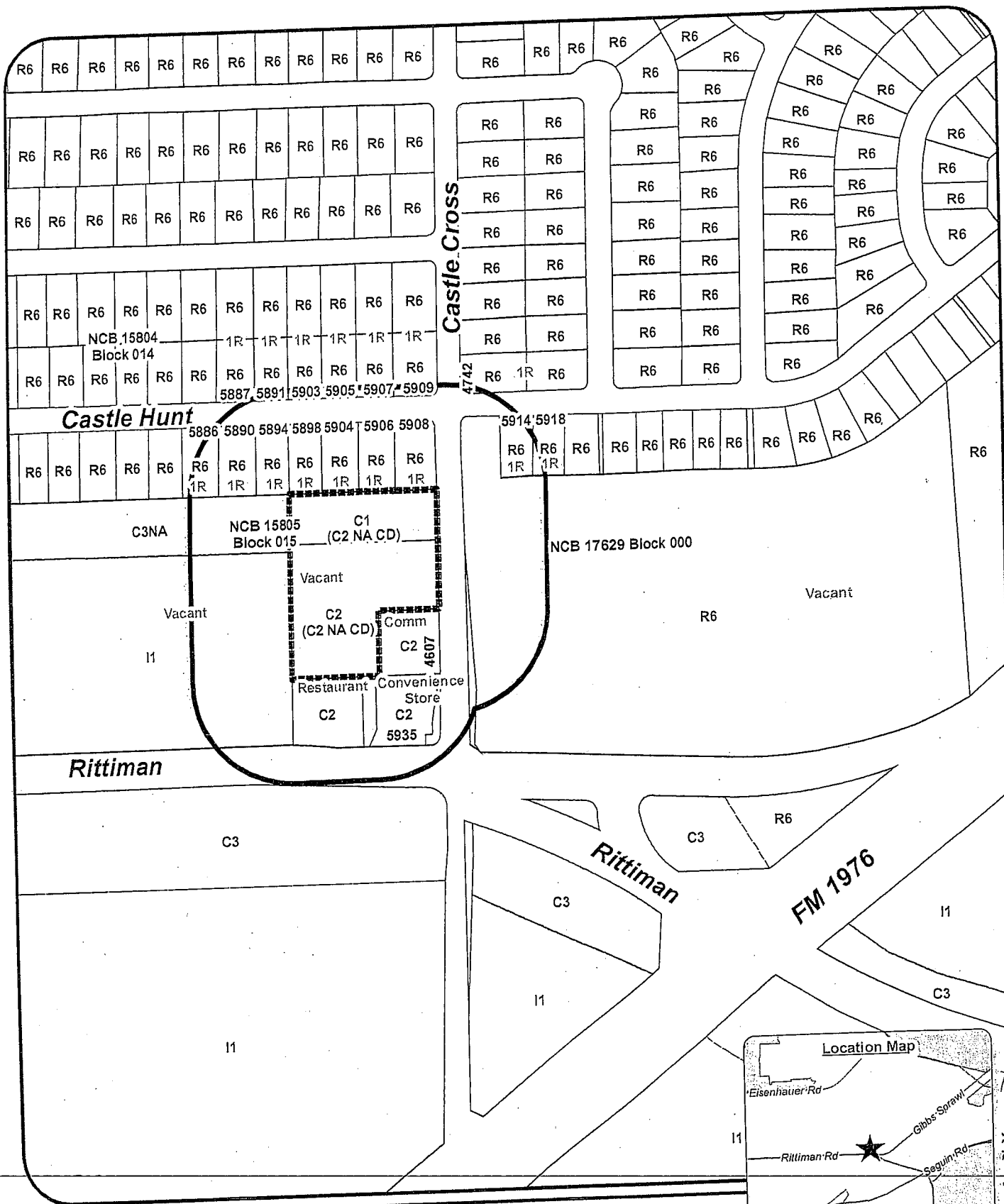
ZONING NAME: 21026 ENCINO COMMONS  
ZONING ID: #ZZ2008171  
MAP PAGE: 451 D8 X=2143470 Y=13779973  
Map Prepared by Aquifer Protection & Evaluation PMG 5/20/08

FIGURE 1









## Zoning Case Notification Plan

### Case Z-2008-156 CD

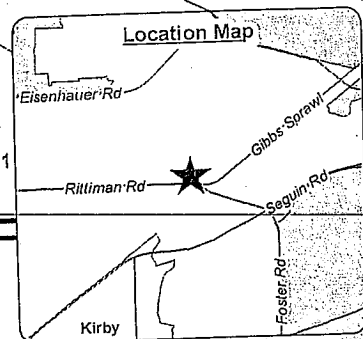
Council District 2

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lot N 212.84 FT OF 30  
Block 015 NCB 15805

#### Legend

- Subject Property (1.91 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/6/2008)



# CASE NO: Z2008156 CD

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008  
**Council District:** 2  
**Ferguson Map:** 585 B4  
**Applicant Name:** Corina Uribe  
**Owner Name:** Corina Uribe  
**Zoning Request:** From "C-2" Commercial District and "C-1" Light Commercial District to "C-2 NA CD" (CD-Warehousing) Commercial District, Nonalcoholic Sales with a Conditional Use for Warehousing.  
**Property Location:** 1.904 acres out of NCB 15805  
On the west side of Castle Cross, midblock between Castle Hunt Drive to the north and Rittiman Road to the south  
**Proposal:** To allow warehousing  
**Neigh. Assoc.** East Village Neighborhood Association  
**Neigh. Plan** None  
**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Denial

The subject property consists of undeveloped land with the sole frontage on Castle Cross which is identified as a collector street in the City's Major Thoroughfare Plan. The property is adjacent to R-6 zoning to the north and east; C-2 zoning to the south and C-3 and I-1 zoning to the west. The surrounding land uses consist of single-family residential dwellings to the north; undeveloped land to the east and west and a restaurant, car wash and convenience store to the south. The property directly to the west, which is located on the 5600 block of Rittiman Road, was the subject of a rezoning case (Z2004204) in which the applicant was granted a zoning change from R-6 Residential Single-Family District to I-1 General Industrial District and C-3 NA General Commercial District, Nonalcoholic Sales.

The applicant is requesting a zoning change to allow the development of warehouses. The proposed use would not be compatible with the surrounding zoning districts and current uses in the vicinity. Warehousing is identified in the UDC as a use requiring a minimum zoning district of L Light Industrial to be allowed by-right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in L may be allowed as a conditional use in C-2.

A single family development exists to the north of the subject property. Industrial uses are not recommended adjacent to residential uses. The existing C-2 and C-1 Commercial Districts are an appropriate transition between the commercial uses at the corner of Castle Cross and Rittiman Road and the low-density residential uses to the north of the subject property. Given the use permitted within the requested zoning district and considering the adjacent homes, C-2 CD for warehousing would appear to be too intense at this location, and would disrupt the present transition.

Should the Zoning Commission recommend approval, staff recommends the following conditions:



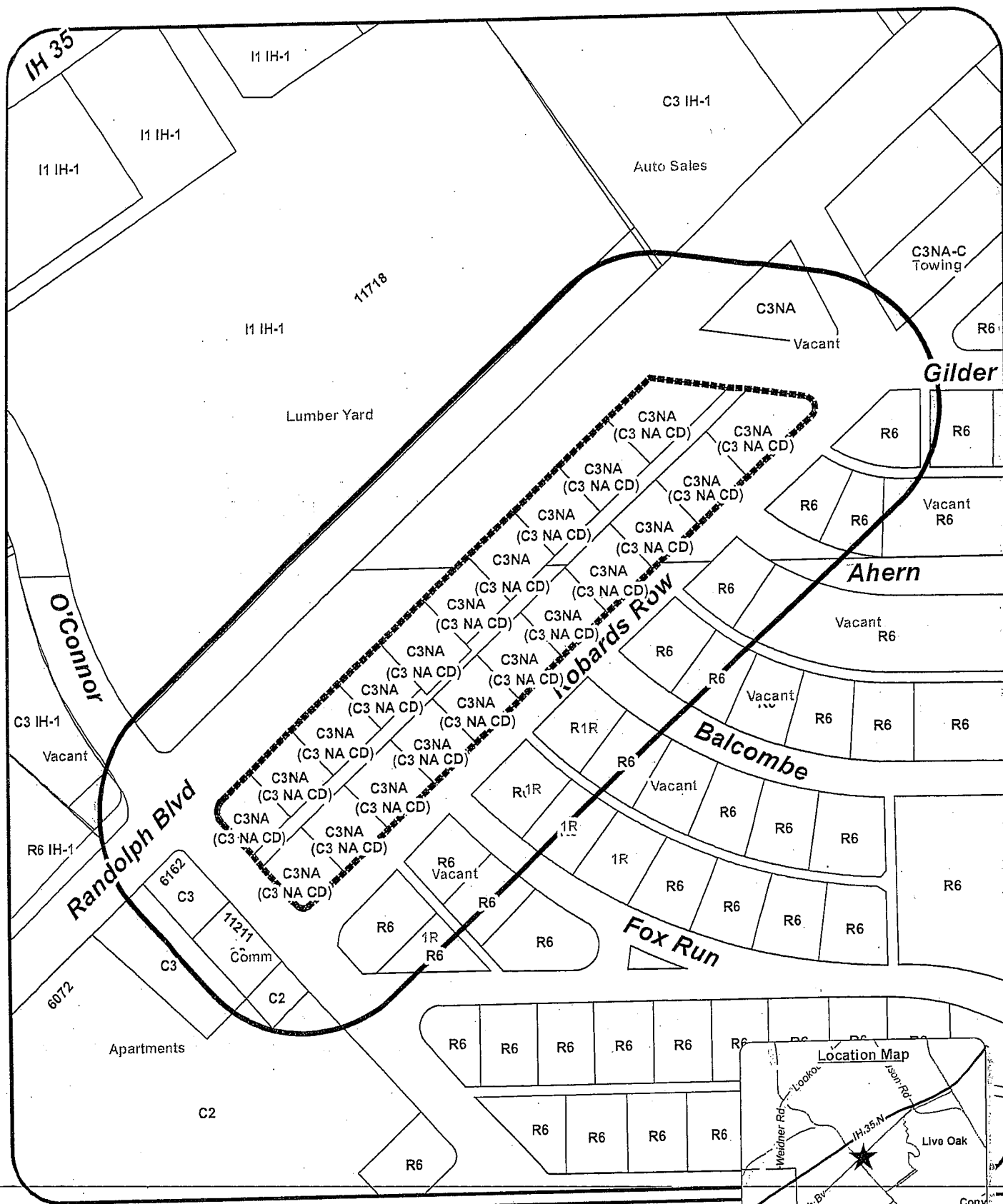
# **CASE NO: Z2008156 CD**

## **Final Staff Recommendation - Zoning Commission**

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1. All on-site lighting shall be directed onto the site and pointed away from any residential zoning or uses using 90 degree or less cut-off fixtures; and
2. A 25 foot "Type D" landscape buffer shall be provided along the north property line.

**CASE MANAGER :** Brenda Valadez 207-7945



## Zoning Case Notification Plan

### Case Z-2008-185 CD

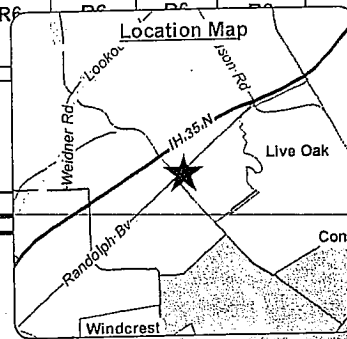
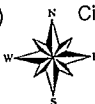
Council District: 10

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Multiple properties within Block 1, NCB 17623

#### Legend

- Subject Property (5.5 Acres)
- 200' Notification Buffer
- Current Zoning C3 NA
- Requested Zoning Change (C3 NA CD)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/5/2008)

# CASE NO: Z2008185 CD

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008 **Zoning Commission Continuance (Applicant Request)**  
from June 17, 2008

**Council District:** 10

**Ferguson Map:** 553 C4

**Applicant Name:** **Owner Name:**  
Brown and Ortiz, P. C., Attorneys at Law 11214 O'Connor Road, LLC; 6214 and 6218 Randolph  
Boulevard, LLC

**Zoning Request:** From "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3NA CD" (CD-  
Auto Parking and/or Long Term Storage) General Commercial District, Nonalcoholic  
Sales with a Conditional Use for Auto Parking and/or Long Term Storage.

**Property Location:** Lots 7, 8, 9 and 10; the Southeast 79 feet of Lot 11; Parcel 100; Lots 17, 18, 19 and 20;  
and the Northeast 68.97 feet of Lot 21; Block 11, NCB 17623; 3.082 acres out of NCB  
17623 and 0.255 acres out of NCB 17623  
On the south side of Randolph Boulevard, between O'Connor Road to the west and  
Gilder Boulevard to the east

**Proposal:** To allow for Auto Parking and/or Storage Long Term

**Neigh. Assoc.** Randolph Hills Civic Club. Royal Ridge Neighborhood Association is within 200 feet.

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval, with conditions

The subject properties are located along Randolph Boulevard (a Primary Arterial "Type A" street) and consist of 21 lots some vacant, others occupied by commercial uses. The properties are adjacent to C-3 zoning to the east and west; I-1 and C-3 zoning to the north and R-6 zoning to the south. The surrounding land uses consist of a Lowe's retail center to the northwest; vacant land and commercial uses to the east and west and residential dwellings to the south. One of the subject properties, located at 6234 Randolph Boulevard, is currently operating a trucking operation, which is not permitted in C-3 zoning. The applicant indicated that they were not aware that C-3 zoning did not allow a trucking operation and were made aware due to a citation given by the Development Services Department Investigation Division.

The applicant is requesting a zoning change in order to allow an auto parking and long term storage facility. A significant amount of C-3 and I-1 zoning exists within the vicinity of the subject property. Staff finds the request to be appropriate given the prevalence of commercial uses to the east, west and north. The subject property is within close proximity to two major arterials Randolph Boulevard and O'Connor Road (a Secondary Arterial "Type B" Street); commercial districts are generally encouraged in the immediate vicinity of the intersections of such major roadways. An auto parking and long term storage facility is identified in the UDC as a use requiring a minimum zoning district of L to be allowed by right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in L Light Industrial District may be allowed as a conditional use in C-3. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of Randolph Boulevard as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing industrial and commercial zoning districts. For instance, the property directly to the east, which is located at 6380 Randolph Boulevard was the subject of a rezoning case (Z85231-A) in which the applicant



# CASE NO: Z2008185 CD

## Final Staff Recommendation - Zoning Commission

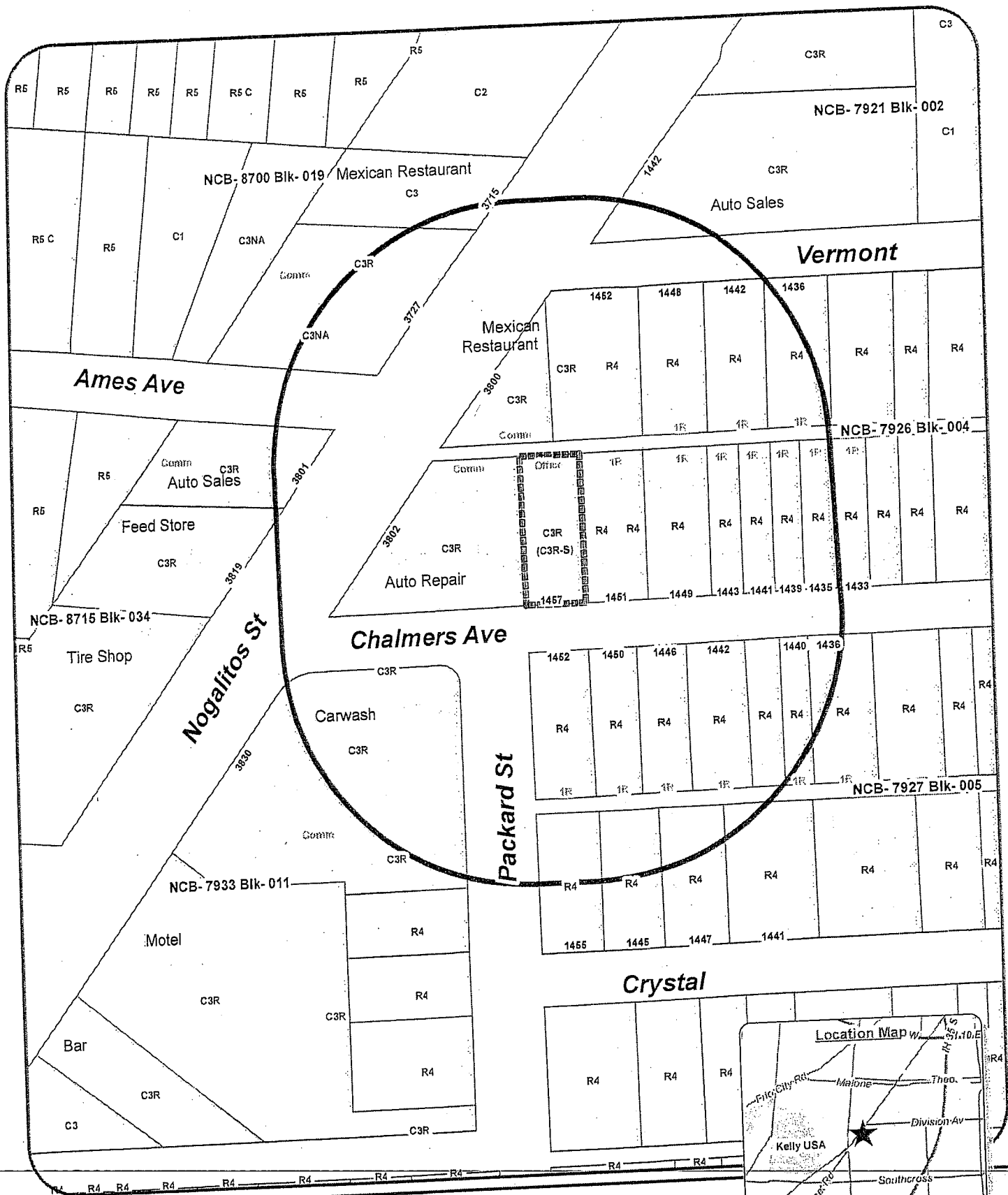
was granted a zoning change from Temporary R-1 Single Family Residence District to B-3 NA SUP Business District, Nonalcoholic Sales with a Special Use Permit for outside storage of plumbing materials.

Further, the application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The C-3 NA CD zoning classification would limit the scope of the use allowed and restrict future occupancy should the use cease for 12 consecutive months.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures;
2. Screening shall be provided along the southeast property line of the subject property and shall consist of a fence that shields the view of the subject property from adjacent residences;
3. No storage of junk vehicles shall be allowed;
4. There shall be no auctioning of vehicles from the premises; and
5. The Parking and Storage Standards of the UDC Section 35-525 shall apply to all lots used for long term auto parking and/or storage. Specifically Outdoor Storage Standards, paragraph (a) Applicability (5) Class 5 Storage, subparagraph D which includes the following: Storage areas shall be located in the rear yard unless completely screened from view as per subsection (2); There shall be no storage of vehicles or display of any kind if the property abuts any residential district unless a Type C buffer is provided as per subsection (3), and Outdoor storage areas shall be completely screened from view and shall be screened from public street view to a height of at least six (6) feet as per subsection (4).

**CASE MANAGER :** Brenda Valadez 207-7945



## Zoning Case Notification Plan

### Case Z-2008-197 S

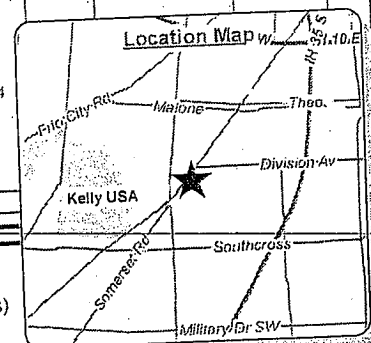
Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lots: 36 and 37 Bk: 004 NCB: 7926

#### Legend

Subject Property (0.1320 Acres)  
 200' Notification Buffer  
 Current Zoning R6  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (6/23/2008)



# CASE NO: Z2008197 S

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008      Zoning Commission continuance (Applicant Request) from July 15, 2008

**Council District:** 5

**Ferguson Map:** 649 F4

**Applicant Name:**      **Owner Name:**  
Laura and Enrique C. Monsivais      Laura and Enrique C. Monsivais

**Zoning Request:** From "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R S" General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Contractor's Facility.

**Property Location:** Lot 36 and Lot 37, Block 4, NCB 7926  
1457 Chalmers Avenue  
On the north side of Chalmers Avenue, east of Nogalitos Street

**Proposal:** To allow for a Contractor's Facility

**Neighborhood Association:** None

**Neighborhood Plan:** Nogalitos/South Zarzamora Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required

**Staff Recommendation:**

The requested zoning change to allow for a Specific Use Authorization for a Contractor's Facility is not inconsistent with the Nogalitos/South Zarzamora Community Plan since the base zoning is not changing. Consistency is not required because the base zoning is not changing. The Planning staff recommends approval with the following conditions: 1. Limit equipment storage to the back portion of the lot. 2. Provide an 8 foot tall fence where property abuts residential uses. 3. Limit the number of vehicles to be stored on the property.

### Approval, with conditions

The subject property was annexed in November of 1944 and totals 0.132 acres with an existing mobile home that serves as an office. In 2002 upon adoption of the Unified Development Code, the existing "C-3R" General Commercial District, Restrictive Alcohol Sales converted from the previous "B-3R" Restrictive Business District. "C-3R" General Commercial District, Restrictive Alcohol Sales currently exists to the north and west of the subject property with "R-4" Residential Single-Family District to the east. Properties to the south across Chalmers Avenue are zoned "R-4" Residential Single-Family District and "C-3R" General Commercial District, Restrictive Alcohol Sales. In December of 2006, the property owner at 1451 Chalmers Avenue requested a zoning change from "C-3R" General Commercial District, Restrictive Alcohol Sales to "R-4" Residential Single-Family District (Z2007038) and was approved by the Zoning Commission and City Council.

The existing use of the property is for a Contractor's Facility. The existing "C-3R" zoning does not permit a Contractor's Facility by right; it requires a Specific Use Authorization. The owner has requested that a Contractor's Facility be permitted on the site so that an existing office and carport space for storage of machinery/equipment can be constructed. The Specific Use Authorization for a Contractor's Facility represents a minor change from the current zoning. The application of a Specific Use Authorization provides an opportunity to limit the impact of the proposed use on the surrounding properties; specifically the

# CASE NO: Z2008197 S

## Final Staff Recommendation - Zoning Commission

residential property located to the east. Staff finds the zoning request to be appropriate for the subject property location. Whether this request is denied or approved and the use established, the base zoning will remain in effect and continue to allow repair shops, wholesale businesses, warehousing and limited retail sales.

The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization by the City Council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a specific use authorization; such permits are a special privilege granted by the City Council under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed development.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and pointed away from any residential zoning or uses using 90 degree or less cut-off fixtures.
2. Business hours of operation shall not be permitted before 6:00 a.m. or after 7:00 p.m.
3. An eight-foot tall solid screen fence shall be erected and maintained along the eastern property line.
4. No outside storage of materials shall be permitted.
5. Storage of machinery and equipment shall be located along the back portion of the property.
6. Limit the number of vehicles to be stored on the property. (Number to be discussed at Zoning Commission Meeting)

CASE MANAGER : Pedro Vega 207-7980

ALLEY

GARAGE

20.6 FEET

20 FEET

CARPORT

18 FEET

20 FEET

PARKING

PARKING

60 FEET

115 FEET

14 FEET

OFFICE

48 FEET

ENTRANCE

50 FEET

1457 CHALMERS AVENUE

SCALE 1"=10'

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z20008197S

**Address:** 1457 Chalmers

**Existing Zoning:** C-3R, General Commercial District, Restrictive Alcoholic Sales

**Requested Zoning:** C-3R S, General Commercial District, Restrictive Alcoholic Sales with a Specific Use Authorization for a Contractor's Facility

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** Nogalitos/ S. Zarzamora Community Plan

### **Future Land Use for the site:**

Low-Density Residential includes single-family houses on individual lots with/without attached or detached accessory dwelling units. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Low density residential areas are located throughout the Nogalitos/S. Zarzamora Community Plan.

### **Other Comments:**

The applicant is seeking a C-3R S (Contractor Facility) zoning designation to store business equipment on the property. C-3R General commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3R General commercial uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. These districts also prohibit any outdoor storage and the sales of alcoholic beverages for on-premises consumption.

The proposed site is located at 1457 Chalmers Avenue, which is a residential street. Properties to the north, south and east are low density residential.

The future land use is low-density residential as described above. The C-3R S (Contractor Facility) zoning designation would not be compatible with the adjacent residential land use to the east, the proposed neighborhood commercial land uses along the corridor, and, in addition, is not in keeping with the goals of the plan. Because C-3R General commercial prohibits any outdoor storage, the proposed use to store business equipment on the property would be a potential nuisance to adjacent residences. This type of activity may contribute to noise, light issues, extended operating hours and visual pollution.

The plan calls for neighborhood commercial land use along the corridor to the north and mixed use land use (residential, commercial, office) to the west. Mixed use is preferred along arterials in a nodal pattern, where density would decrease towards the edge of the node (p40). Whereas, neighborhood commercial locations include arterials and the intersection of two collectors (p39). The plan goals include enhancing the Nogalitos Corridor to be a pedestrian and transit friendly corridor: "Promote landscaping, tree-lined streets and flowers throughout the neighborhood" (p26) and "Create a unique place to walk for shopping, working, and relaxing" (p32). The C-3R S (Contractor Facility) designation is not compatible with the type of mixed use and commercial environment envisioned in the plan.

Staff recommends approval of this proposal subject to conditions that address noise, lighting, operating hours, and visual pollution. Although the plan does not promote this type of use along the corridor, the site is currently zoned C-3R and abuts a C-3 use to the west. Conditions can be applied to mitigate potential nuisances. However, it is highly recommended that there should be no further encroachment into the residential neighborhood. Recommended conditions include: limiting equipment storage to the back portion of the lot to address visual impacts; provide an 8 foot fence where property abuts residential uses to address potential noise and light issues; and limiting the number of vehicles to be stored on the property.



# CASE NO: Z2008200

## Final Staff Recommendation - Zoning Commission

Date: August 05, 2008

Zoning Commission Continuance From July 15, 2008  
(Commissioner Request)

Council District: 8

Ferguson Map: 514 A8

Applicant Name:  
Diana J. and James E. Sawyer

Owner Name:  
Diana J. and James E. Sawyer

Zoning Request: From "I-1" General Industrial District and "C-3" General Commercial District to "C-2" Commercial District.

Property Location: Lot 1, Block 22, NCB 14861.

6506 West Hausman Road

West Hausman Road, approximately 250 feet west of the Woodthorn Way intersection

Proposal: To allow for a Day Care Center

Neigh. Assoc. Woodthorn Homeowner Association

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

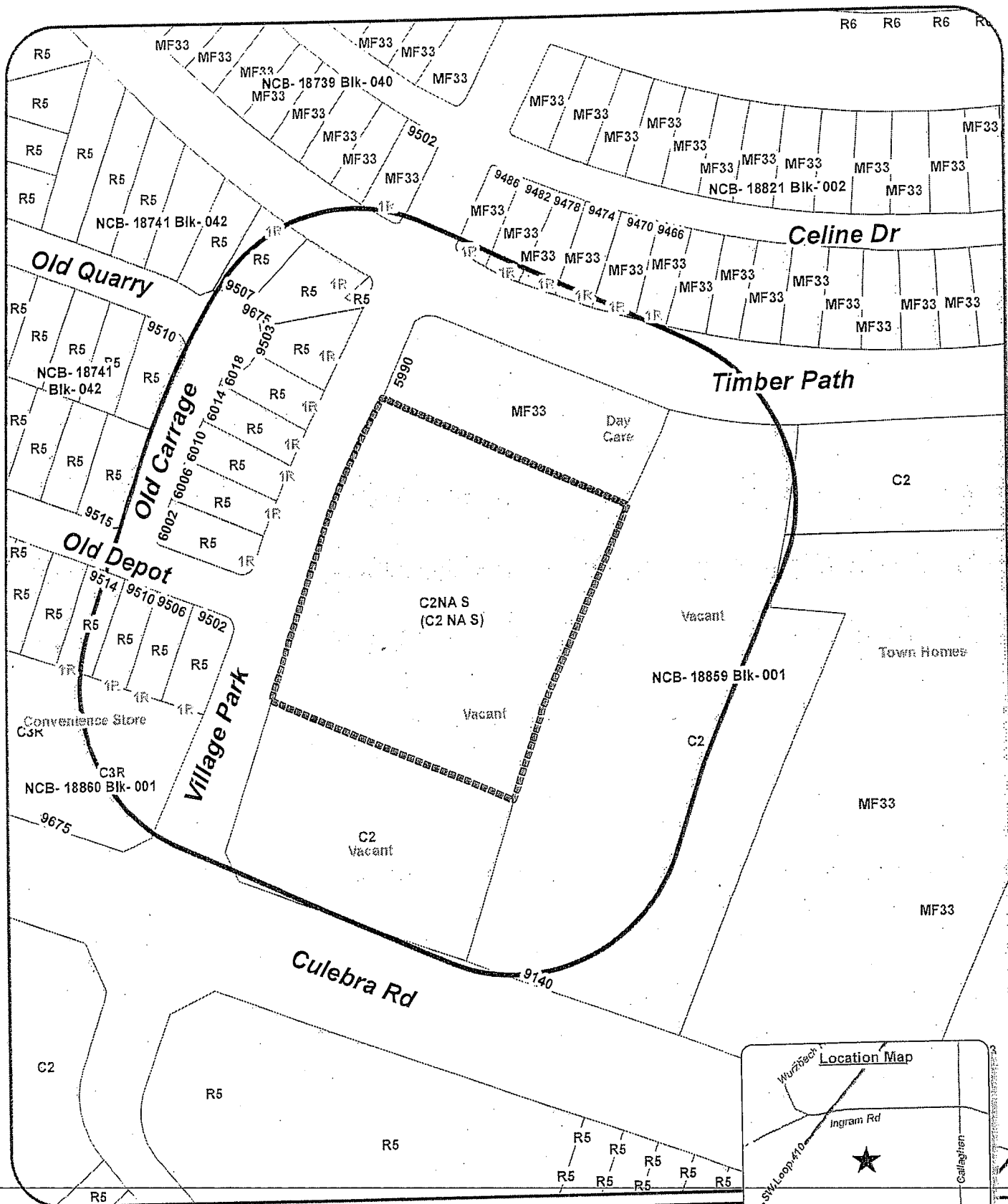
Staff Recommendation:  
Approval

The subject property was annexed in 1971 and totals approximately 2.12 acres. There is a commercial structure under construction that will measure approximately 10,500 square feet. The subject property was zoned to I-1 with a B-3 buffer, which was approved by the City Council on August 10, 1989 (Ordinance #70002.) Upon adoption of the 2001 Unified Development Code, the existing I-1 and C-3 zoning converted from the previous I-1 and B-3 zoning. The I-1 zoning district does not allow a day care facility use by right.

"C-2" Commercial District zoning currently exists to the north of the subject property across West Hausman Road. Property to the east of the subject property is zoned "R-5 CD" Residential Single-Family District with a conditional use for lots with a minimum width of 45 feet and property to the west is zoned "R-6" Residential Single-Family District. Property to the south is zoned "I-1" General Industrial District with a "C-3" General Commercial District buffer. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north of the subject property across West Hausman Road. Single-family homes are located to the east of the subject property and property to the west is undeveloped. There is a residence and office use to the south of the subject property.

The applicant has applied for C-2 in order to allow for a day care facility. The requested rezoning is a reduction in intensity from I-1 and C-3 to C-2. The proposed use is appropriate for this location and would provide convenient child care for the immediate area. There are multiple large parcels in the immediate vicinity zoned commercial which may be developed with office/ commercial uses in the future. Staff believes that the proposed C-2 zoning classification is compatible with the emerging commercial character of this stretch of W. Hausman Road, a Secondary Arterial Type A road.

CASE MANAGER : Leslie Zavala 207-0215



## Zoning Case Notification Plan

### Case Z-2008-204 S

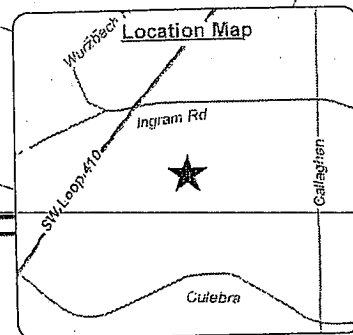
Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): 1.882 Acres out of NCB 18859

#### Legend

- Subject Property 1.882 Acres
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(7/11/2008)

# CASE NO: Z2008204 S

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008

Zoning Commission Continuance From July 15

**Council District:** 6

**Ferguson Map:** 578 F4

**Applicant Name:**

**Owner Name:**

Claire McIntyre

Jjalf Sport, LLC

**Zoning Request:** From "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commerical Athletic Field to "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commerical Athletic Field (Site Plan Change).

**Property Location:** 1.882 Acres out of NCB 18859

5900 Block of Village Park

On the East side of Village Park between Culebra Road and Timber Park

**Proposal:** To allow for a Site Plan amendment to existing Commerical Athletic Field Project

**Neigh. Assoc.** Great Northwest Neighborhood Association within 200 feet

**Neigh. Plan** Northwest Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Consistent

This request conforms to the Northwest Neighborhood Plan. The applicant is requesting a zoning change in order to change the existing site plan by modifying one of the soccer facilities, and changing the orientation of both proposed fields.

### Approval

The subject property is located on west side of the City of San Antonio and consists of undeveloped land with frontage on Village Park. The property is adjacent to MF-33 zoning to the north; C-2 zoning to the east and south and R-5 zoning to the west. The surrounding land uses consist of single-family dwellings to the west, a daycare and residential dwellings to the north and vacant land to the south and east. The previous "B-2" zoning converted to "C-2" zoning district with the adoption of the 2001 UDC.

This property was recently rezoned from "C-2" to "C-2 NA S" on November 29th, 2007. The applicant is requesting a rezoning in order to make significant changes to the approved site plan for the proposed athletic soccer field with concession stand. The request is to modify the existing site plan by replacing the soccer facility surrounded by bleachers with an outdoor soccer field, and to change the orientation of both proposed fields. Staff has determined that the requested use is appropriate at this location and is not out of character with the neighboring properties. The subject property is bounded by existing commercial zoning to the east and south making commercial development of the property appropriate. The requested "C-2NA S" would permit the requested athletic field use and staff supports the proposed change to the site plan.

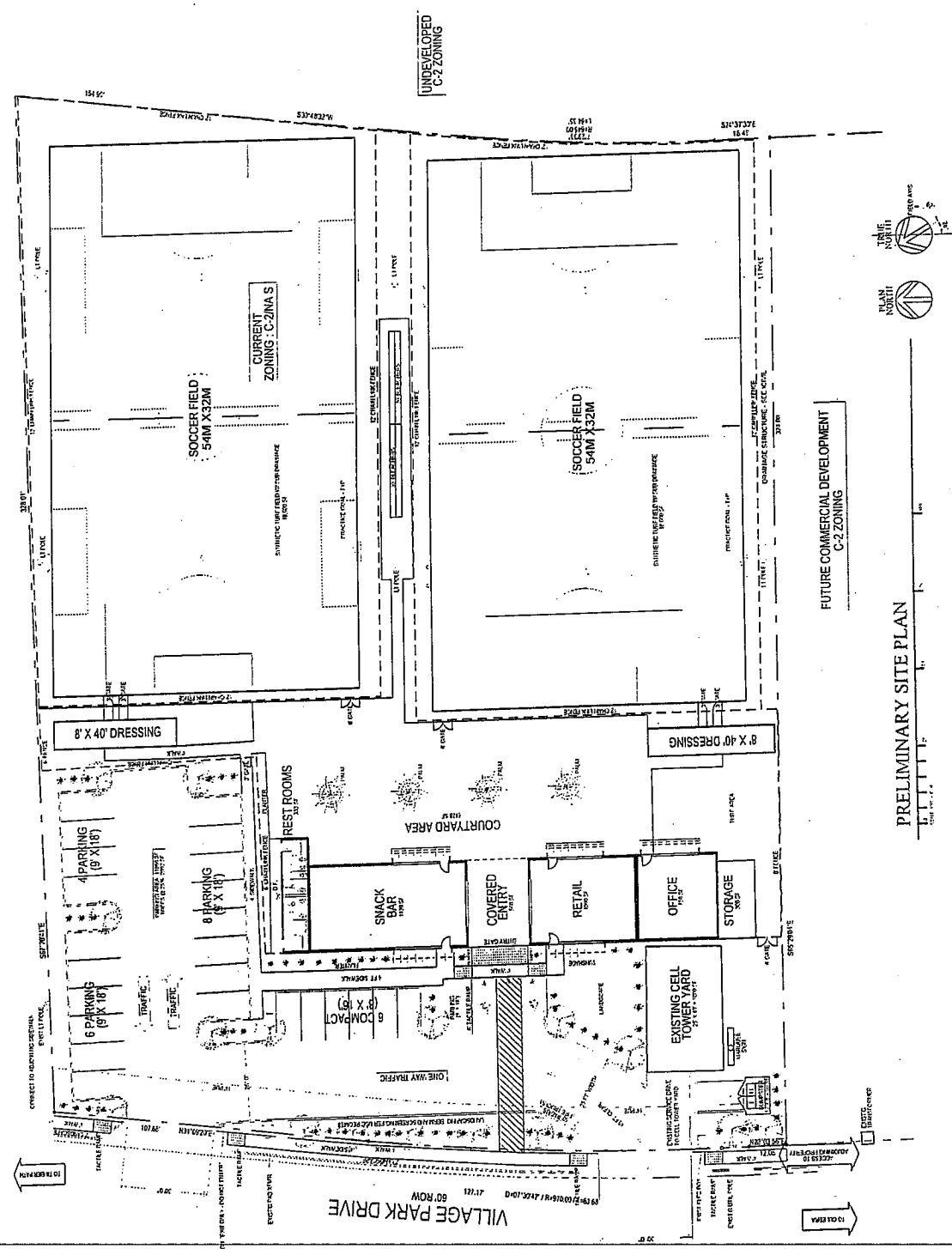
**CASE MANAGER :** John Osten 207-2187





72008904

LE PETITE DANCARE  
MF-33 ZONING



**OWNER DATA**

JOHN J. JAMES, LLC  
10000 W. 10TH AVE.  
SUITE 100  
DENVER, CO 80231  
CONTACT: JAMES JAMES

**DESIGNER DATA**

McIntyre & McIntyre  
INCORPORATED  
10000 W. 10TH AVE.  
SUITE 100  
DENVER, CO 80231  
CONTACT: JAMES JAMES

**PROJECT DATA**

PROJECT NAME: LE PETITE DANCARE  
PROJECT ADDRESS: 10000 W. 10TH AVE.  
PROJECT CITY: DENVER, CO  
PROJECT STATE: COLORADO  
PROJECT ZIP: 80231  
PROJECT PHONE: (303) 733-1000  
PROJECT FAX: (303) 733-1001  
PROJECT EMAIL: james@mcintyre.com

**PERMITS DATA**

PERMIT TYPE: MF-33 ZONING  
PERMIT NUMBER: 72008904  
PERMIT DATE: 01/15/2010  
PERMIT EXPIRY: 01/15/2011  
PERMIT FEE: \$1000.00  
PERMIT STATUS: PENDING

**PROJECT DATA**

PROJECT NAME: LE PETITE DANCARE  
PROJECT ADDRESS: 10000 W. 10TH AVE.  
PROJECT CITY: DENVER, CO  
PROJECT STATE: COLORADO  
PROJECT ZIP: 80231  
PROJECT PHONE: (303) 733-1000  
PROJECT FAX: (303) 733-1001  
PROJECT EMAIL: james@mcintyre.com

**PERMITS DATA**

PERMIT TYPE: MF-33 ZONING  
PERMIT NUMBER: 72008904  
PERMIT DATE: 01/15/2010  
PERMIT EXPIRY: 01/15/2011  
PERMIT FEE: \$1000.00  
PERMIT STATUS: PENDING



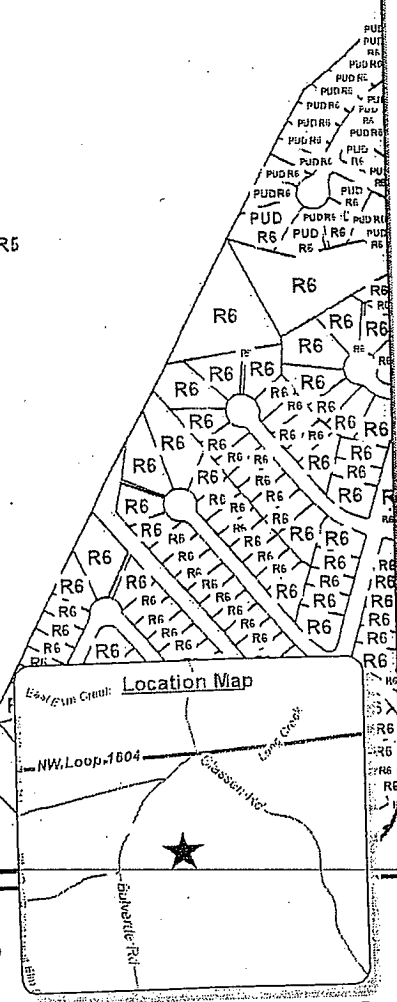
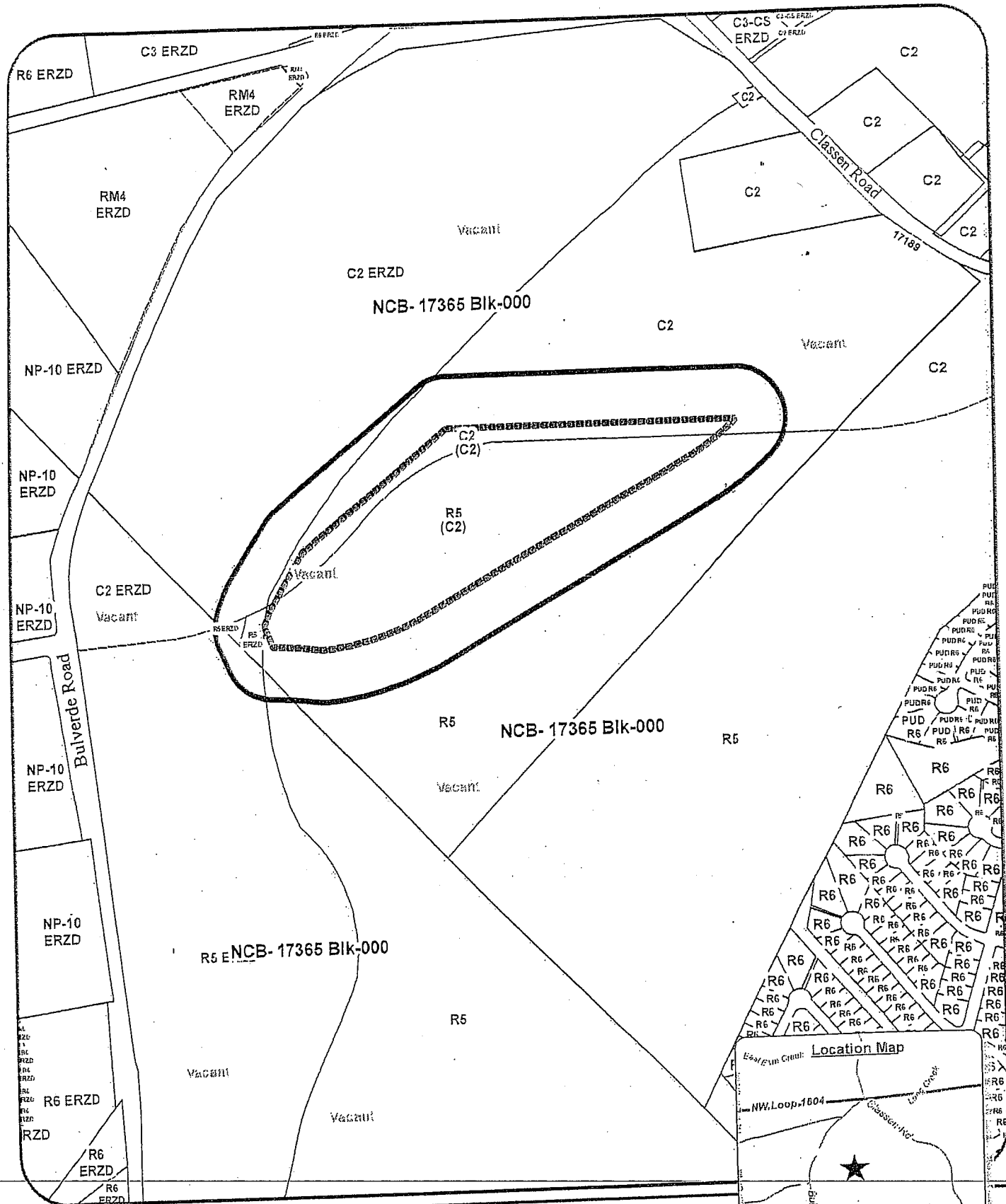
FUTURE COMMERCIAL DEVELOPMENT  
C-2 ZONING

PRELIMINARY SITE PLAN  
DATE: 11.17.10

NOT FOR CONSTRUCTION  
SPECIFIC USE SITE PLAN  
SP1.0

MI CANCHA SOCCER FACILITY  
VILLAGE PARK DRIVE  
SAN ANTONIO, TEXAS

McIntyre & McIntyre  
INCORPORATED  
10000 W. 10TH AVE.  
SUITE 100  
DENVER, CO 80231  
CONTACT: JAMES JAMES



# **Zoning Case Notification Plan**

**Case Z-2008-174**

Council District 10

Scale: 1" approx. = 500'

Subject Property Legal Description(s): 17.56 Acres out of NCB 17365

## **Legend**

- Subject Property (17.56 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/24/2008)

# CASE NO: Z2008174

## Final Staff Recommendation - Zoning Commission

Date: August 05, 2008

Council District: 10

Ferguson Map: 518 B6

Applicant Name:  
Kaufman & Associates, Inc.

Owner Name:  
Bulverde Marketplace, L. P.

Zoning Request: From "C-2" Commercial District and "R-5" Residential Single-Family District to "C-2" Commercial District.

Property Location: A 17.56 acre tract of land out of NCB 17365

East of Bulverde Road

Southwest of Bulverde Road and southwest of Classen Road

Proposal: To allow for commercial development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 3 Traffic Impact Analysis (TIA) study is required and is being reviewed by staff.

Staff Recommendation:

Approval

The undeveloped subject property was annexed into the City of San Antonio in 1995 and totals approximately 17.56 acres. The subject property is located 655 feet east of Bulverde Road, a primary arterial on the Major Thoroughfare Plan. Upon adoption of the 2001 Unified Development Code, the existing "R-5" Residential Single-Family District converted from the previous "R-5" Single-Family Residence District. The existing "C-2" Commercial District converted from the previous "B-2" Business District. "C-2" Commercial District and "C-2 ERZD" Commercial Edwards Recharge Zone District currently exist to the north of the subject property. Property to the south is zoned "R-5" Residential Single-Family District and "R-5 ERZD" Residential Single-Family Edwards Recharge Zone District. Land uses immediately adjacent to the subject property consist of vacant land.

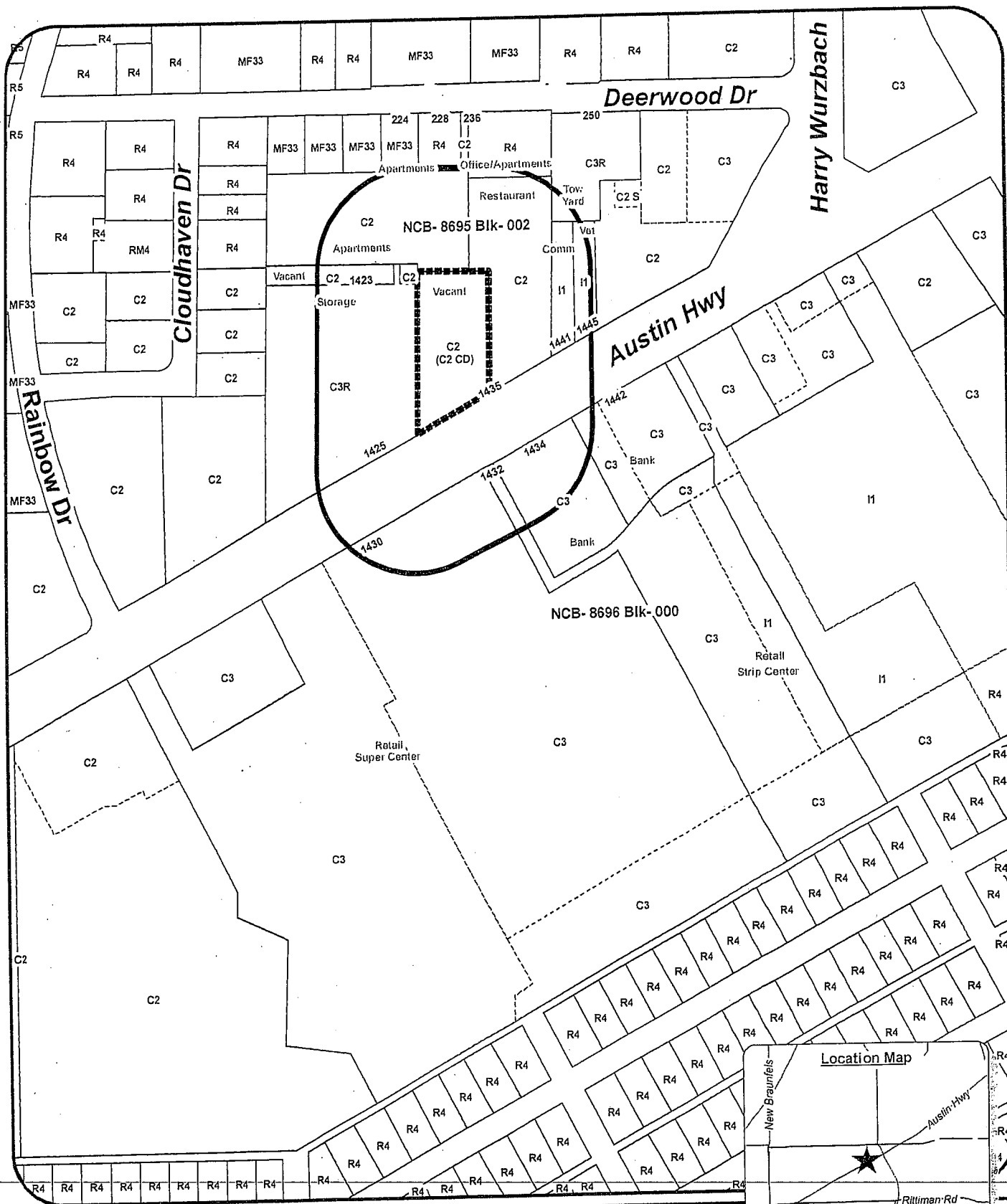
The requested "C-2" Commercial District and proposed use of the subject property are consistent with the zoning pattern along the southeast side Bulverde Road and Classen Road beginning at the intersection of Northeast Loop 1604 and Bulverde Road. The applicant is requesting a change in zoning to allow the continuation of the commercial zoning to the north. The 17.56 acre tract of land is undeveloped and part of the overall Bulverde Market Master Development Plan. "C-2" zoning is most appropriate at the intersections of major thoroughfares, arterials, commercial nodes, or along freeway frontages. Although the requested rezoning is an increase in intensity from "R-5", staff believes that the existing "R-5" zoning classification is not compatible with the commercial character of this segment of Bulverde Road and Classen Road and that the subject property is likely to be utilized for commercial uses due to its configuration and location. The subject property is situated between the proposed Bulverde Road and Redland Road extensions identified in the Major Thoroughfare Plan. The designation and alignment of Bulverde Road and Redland Road are illustrated in the Bulverde Market Master Development Plan.

The requested "C-2" district permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.

CASE MANAGER: Pedro Vega 207-7980







## Zoning Case Notification Plan

### Case Z2008196 CD

Council District 10

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lot: 44 Blk: B NCB: 8695

#### Legend

Subject Property (0.851 Acres)  
 200' Notification Buffer  
 Current Zoning R6  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain



Alamo Heights

Terrell Hills

Ft Sam Houston

City of San Antonio - Development Services Dept  
 (6/23/2008)

# CASE NO: Z2008196 CD

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008

**Council District:** 10

**Ferguson Map:** 583 F3

**Applicant Name:**

**Owner Name:**

CRD Group, LLC

SRI Real Estate Properties, LLC

**Zoning Request:** From "C-2" Commercial District to "C-2" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair.

**Property Location:** Lot 44, Block B, NCB 8695

1435 Austin Highway

The north side of Austin Highway between Rainbow Drive and Harry Wurzbach

**Proposal:** To allow an auto repair facility

**Neigh. Assoc.** Wilshire Village Neighborhood Association

**Neigh. Plan** Northeast Inner Loop Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required

### Staff Recommendation:

A finding of consistency is not required because there is no request to change the base zone. The Northeast Inner Loop Plan designates Community Commercial as the future land use for the subject property.

Approval, with conditions.

The subject property, located on the north side of Austin Highway, between Harry Wurzbach and Rainbow Drive, is approximately 0.851 acres in size. The property is currently undeveloped with the exception of a driveway that provides access to the fast-food restaurant next door. Both the subject property and the restaurant are owned by the same company and are listed under the same address. The subject property was annexed in 1952, per ordinance 18115. After annexation, it was zoned "F" Local Retail District, then converted to "C-2" Commercial District upon adoption of the 2001 Unified Development Code. Surrounding zoning includes "C-2", "C-3" General Commercial District and "I-1" General Industrial District to the south, east, and west along Austin Highway; with a mix of "R-4" Residential Single-Family District, "MF-33" Multi-Family District, and "C-2" to the north and northwest. Properties to the north and northwest, behind the subject property, include apartments, duplexes, and single-family homes. Properties to the east and west along Austin Highway include motels, mini storage, banking, fast-food restaurants, and retail shopping centers. The City's Major Thoroughfare Plan identifies Austin Highway as a Primary Arterial "Type A" street.

The applicant requests "C-2" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair. Staff finds the request to be appropriate given the location of the subject property on a major thoroughfare, and within the commercial node that extends along Austin Highway from Harry Wurzbach. Auto and Light Truck Repair is permitted by right in "C-3" General Commercial District. Although there is a large amount of "C-3" zoning in the area, there is also an ongoing effort to avoid the intense commercialization of Austin Highway by encouraging less-intense commercial and multi-family development. The applicant's request for a lower intensity commercial district and a Conditional Use allows the continuation of the current development pattern, while preserving the community's revitalization efforts





# CASE NO: Z2008196 CD

## Final Staff Recommendation - Zoning Commission

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and limiting the impact on the abutting residential uses.

The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed. Should the Zoning Commissioners recommend approval of the request, staff recommends the following conditions:

1. No storage of junk vehicles shall be allowed.
2. No vehicles shall be kept on premise for more than 30 days.
3. All repair work shall take place indoors.
4. All repair bays shall be oriented away from any abutting residential uses or zoning.
5. All building facades shall be constructed primarily of masonry materials or masonry veneer, without visible use of sheet metal with the exception of the work-bay doors.
6. A Type C (15-foot) landscape buffer shall be maintained where the subject property abuts residential uses or zoning.
7. A 6-foot tall, solid screen fence shall be maintained where the subject property abuts residential uses.
8. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures.
9. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 7:00 p.m.

**CASE MANAGER :** Micah Diaz 207-5876

# Neighborhood and Urban Design Division

## Zoning Case Review

Zoning Case No.: Z2008196

Address: 1485 Austin Highway.

Existing Zoning: C-2

Requested Zoning: C-2 CD Auto and Light Truck Repair

Registered Neighborhood Association(s): Wilshire Village to the immediate south, Terrell Heights to the west, and Oak Park-Northwood to the north.

Neighborhood/Community/Perimeter Plan: Northeast Inner Loop Neighborhood Plan

Future Land Use for the site: Community Commercial

Community Commercial- The future land use designation for this +/- 0.851 acre parcel is Community Commercial and resides in the Northeast Inner Loop Neighborhood Plan. The Plan describes Community Commercial uses as "medium intensity commercial land use that draws its customer base from two or more neighborhoods and is located along arterial roads near intersections, or in established commercial areas".

Regional Commercial uses include "high intensity land uses that draw a customer base from a larger region. Regional Commercial land uses are typically located at the intersections of major arterials, along freeways and are typically 20 acres or larger." Specifically, "Regional Commercial areas are located along IH-410 and at the major intersection of Austin Highway and Harry Wurzbach."

### Other Comments:

The subject property is located approximately one mile north west of Fort Sam Houston.

### Analysis:

The subject property, currently a vacant parcel, is located along the heavy commercial corridor of Austin Highway. The surrounding uses include a Sonic restaurant immediately to the west, public storage facility to the east, high density residential screened to the rear, and a major commercial node to the south which is anchored by big-box retailers Wal-Mart and Lowes building supply. Additionally, the area at the south east corner of Austin Highway and Harry Wurzbach is designated Intense Commercial. The recently proposed Neighborhood Plan update consolidates Intense Commercial Land Use with Regional Commercial Land Use.

This is a zoning change request from C-2 to C-2 CD with a conditional use to allow **auto and light truck repair**. Currently, auto and light truck repair is permitted under the 'C-3' and 'L' zoning designations.

Although Regional Commercial land uses are usually located at the intersections of major arterials, along freeways and are typically 20 acres or larger, several parcels functioning collectively as a Regional "node" may also reflect this land use classification. Uses along this approximately 2,000 feet corridor include heavy retail uses such as Wal-Mart, Lowes home improvement store, and HEB grocery which are all located east of Austin Highway. These businesses and neighboring commercial establishments serve a larger, regional customer base. However, Community Commercial uses are desired to the west of Austin Highway which are characterized by smaller lots and neighborhood based uses such as Sonic, which abut apartments to the north.

The Northeast Inner Loop Neighborhood Plan sets the goal for Austin Highway to be more attractive through the creation of a unique character (Action Step 2.1.4, p. 38). Objective 2.3 states, "Attract new neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers" (p. 42). This site is more appropriate for Community Commercial uses due to its smaller size and adjacency to high density residential use.

# Neighborhood and Urban Design Division

## Zoning Case Review

- ☐ Request conforms to Land Use Plan      ☐ Request does not conform to Land Use Plan
- ☒ Consistency not required because base zoning not changing

### Staff Recommendation:

- ☐ Approval      ☐ Denial
- ☒ Alternate Recommendation:

Staff recommends approval subject to the following conditions:

1. No storage of junk vehicles shall be allowed.
2. No vehicles shall be kept on premise for more than 30 days.
3. All repair work shall take place indoors.
4. All repair bays shall be oriented away from any abutting residential uses or zoning.
5. Front façade to be masonry construction with appropriate building articulation.
6. A Type C (15-foot) landscape buffer shall be maintained where the subject property abuts residential uses or zoning.
7. A 6-foot tall, solid screen fence shall be maintained where the subject property abuts residential uses.
8. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures.
9. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 7:00 p.m.

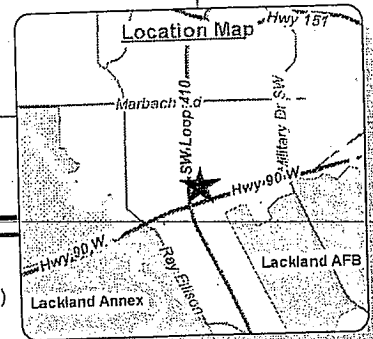
Reviewer: Gary Edenburn

Title: Senior Planner

Date: 7/28/2008

Manager Review: Nina Nixon-Mendez

Date: 7/28/2008



City of San Antonio - Development Services Dept  
(7/24/2008)

# CASE NO: Z2008215

## Final Staff Recommendation - Zoning Commission

---

**Date:** August 05, 2008

**Council District:** 4

**Ferguson Map:** 613 C8

**Applicant Name:**  
Tom Ozgo

**Owner Name:**  
Van T Wong

**Zoning Request:** From "R-6" Residential Single-Family District to "MF-33" Multi Family District.

**Property Location:** The north 60 feet of Lot 1, Block 7, NCB 15509

8100 Landing Avenue

On the southwest corner of Landing Avenue and Observation Drive

**Proposal:** To bring the existing 8-unit apartments in to conformity with zoning

**Neigh. Assoc.** Lackland Terrace Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

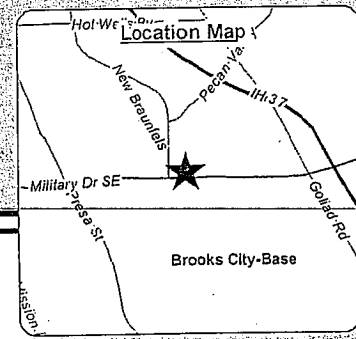
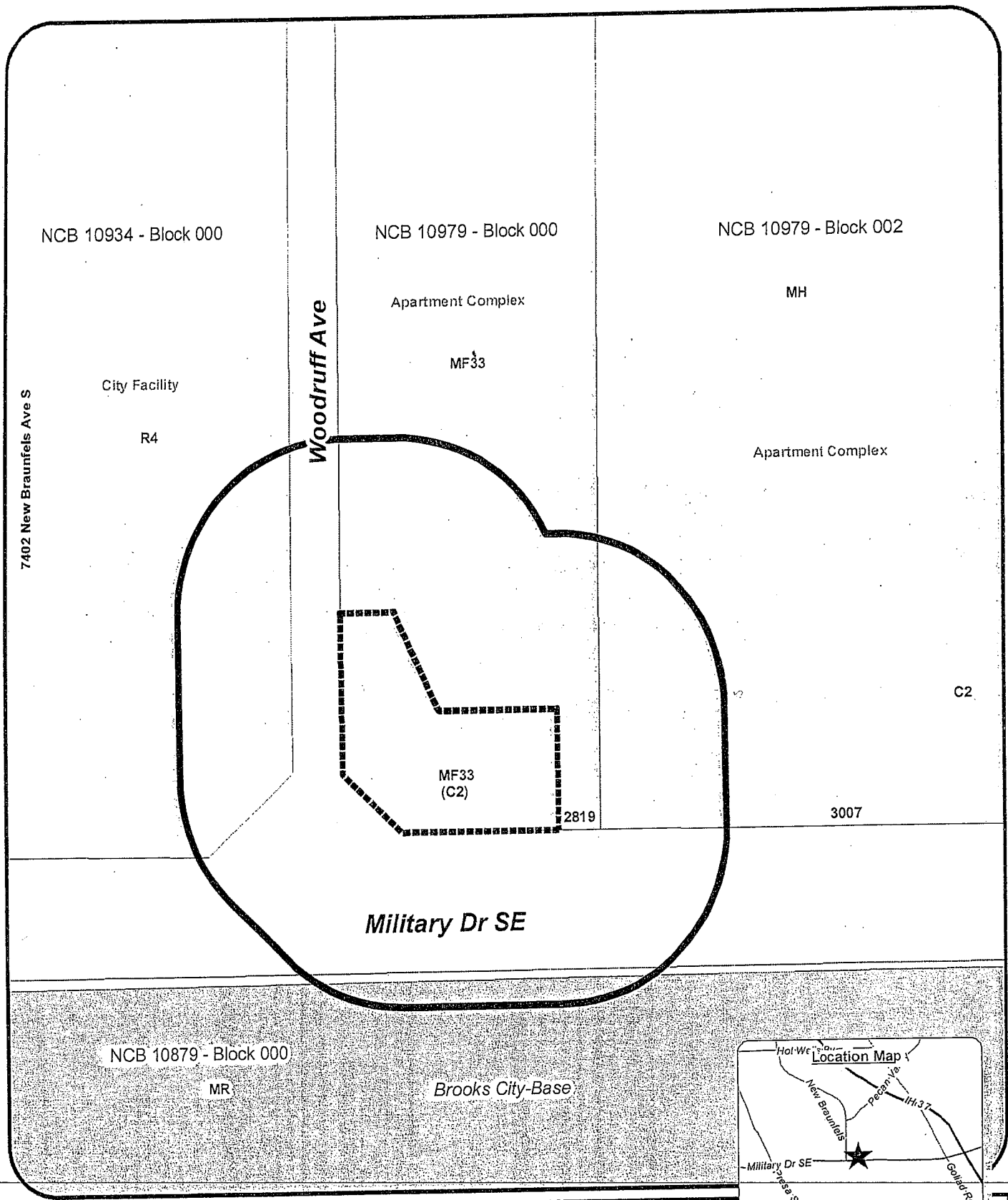
**Staff Recommendation:**

Approval

The subject property is located on the City's west side. This property is situated at the southwest corner of the the Landing Avenue and Observation Drive intersection. The subject property consists of a two story multi-family structure with 8 units. The property's current "R-6" single-family residential zoning district converted from "R-1" zoning district with the adoption of the UDC's current zoning classifications in 2001. Properties to the south and to the west are occupied by similar multi-family uses and are zoned "R-6" and "MF-33". Properties to the north and northeast are zoned "R-6" and consist of single-family residences. Property to the east is also zoned "R-6" but is vacant. This property is within Lackland Terrace Neighborhood Association.

The applicant wants to bring this existing building in to conformity with the zoning. It appears that the existing structure was built before the annexation of this area on December 26, 1972. There are other multi-family uses in the area and the Loop 410 Access Road is only a block and a half away (approximately 600 linear feet) from this property. The requested "MF-33" zoning is appropriate for this location. Multi-Family Residential uses should be located near supporting transportation and commercial facilities in a centrally located area or in an area where medium density multi-family use is desired.

**CASE MANAGER :** John Osten 207-2187



## Zoning Case Notification Plan

### Case Z-2008-217

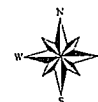
Council District 3

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of Lot TR 2 8.4809 Acres - NCB 10979 - Block 000

#### Legend

Subject Property	----- (1.000 Acres)
200' Notification Buffer	-----
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	-----



City of San Antonio - Development Services Dept  
(07/24/2008)

# CASE NO: Z2008217

## Final Staff Recommendation - Zoning Commission

---

**Date:** August 05, 2008

**Council District:** 3

**Ferguson Map:** 651 E7

**Applicant Name:**

**Owner Name:**

Cielo Hills Apartments, LLC

Cielo Hills Apartments, LLC

**Zoning Request:** From "MF-33" Multi Family District to "C-2" Commercial District.

**Property Location:** 1 acre out of NCB 10979

2819 Southeast Military Drive

On the north side of Southeast Military Drive between South New Braunfels Avenue to the west and Goliad Road to the east

**Proposal:** To allow for commercial development

**Neigh. Assoc.** Highland Hills Neighborhood Association

**Neigh. Plan** Highlands Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

### Staff Recommendation:

Inconsistent

The Highlands Community Plan designates the subject property as High Density Residential. To date, the applicant has not submitted a plan amendment application. Should the Zoning Commission recommend approval of the request and a finding of inconsistency, final City Council consideration would require a recommendation from the Planning Commission on a Plan Amendment.

Approval pending plan amendment

The subject property consists of vacant land with frontage on Southeast Military Drive, which is identified as a Primary Arterial "Type A" street in the City's Major Thoroughfare Plan. The property is adjacent to R-4 zoning to the west, MF-33 zoning to the north, C-2 and MH zoning to the east and the MR district to the south. The surrounding land uses consist of a City of San Antonio Public Works facility as well as Woodruff Avenue a currently unbuilt, paper street to the west, apartments to the north and east and Brooks City Base to the south. Property to the west, which is located at 6711 South New Braunfels Avenue was the subject of a recent rezoning case (Z2007199) in which the applicant was granted a zoning change from R-4 Residential Single-Family District to "C-3" General Commercial District.

The applicant is requesting a zoning change to allow a commercial development, which may consist of either a convenience store, offices or retail uses. Staff finds the request for commercial zoning to be appropriate given the subject property's location off of a major arterial and the prevalence of commercial uses to the east. C-2 zoning is most appropriate at the intersections of major thoroughfares, arterials, commercial nodes, or along freeway frontages. The proposed C-2 Commercial District is consistent with the development pattern along Southeast Military Drive making the zoning request compatible with the adjacent zoning classifications and land uses.

**CASE MANAGER :** Brenda Valadez 207-7945





# Neighborhood and Urban Design Division

## Zoning Case Review

Zoning Case No.: Z2008217

Address: 2819 SE Military Dr.

Existing Zoning: MF33      Requested Zoning: C-2

Registered Neighborhood Association(s): Highland Hills

Neighborhood/Community/Perimeter Plan: Highlands Community Plan

Future Land Use for the site: High Density Residential

### Analysis:

The subject property is located on a primary arterial type A in an area with a mix of residential, commercial, and public/institutional uses. The subject property is currently occupied by a tire repair shop. The property to the north (across Dakota) is zoned for C-3 commercial use but is currently vacant. The property to the east is zoned for RM-4 uses and is vacant. The property to the west (across S. New Braunfels) is occupied by a cemetery. The properties to the south are zoned C-2 and are occupied by commercial businesses.

The future land use designation for the subject property is High Density Residential. The High Density Residential land use category includes higher intensity residential uses such as lofts, apartments and community living facilities. The subject parcel is small (1 acre), underutilized, and fronts SE Military Drive. It abuts a City of San Antonio Public Works yard on the west. Community Commercial, defined as moderate-intensity convenience retail or service uses, would be an appropriate land use adjacent to high density residential and along an arterial.

A change to C2 zoning would require a change of the land use plan in the Community Plan to Community Commercial.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

### Staff Recommendation:

☒ Approval pending plan amendment to community commercial

☐ Denial

☐ Alternate Recommendation

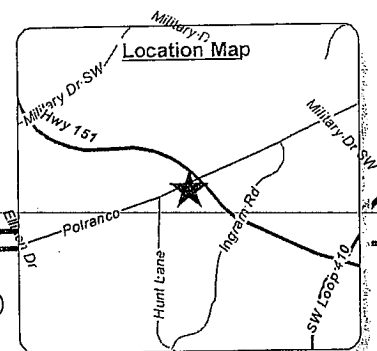
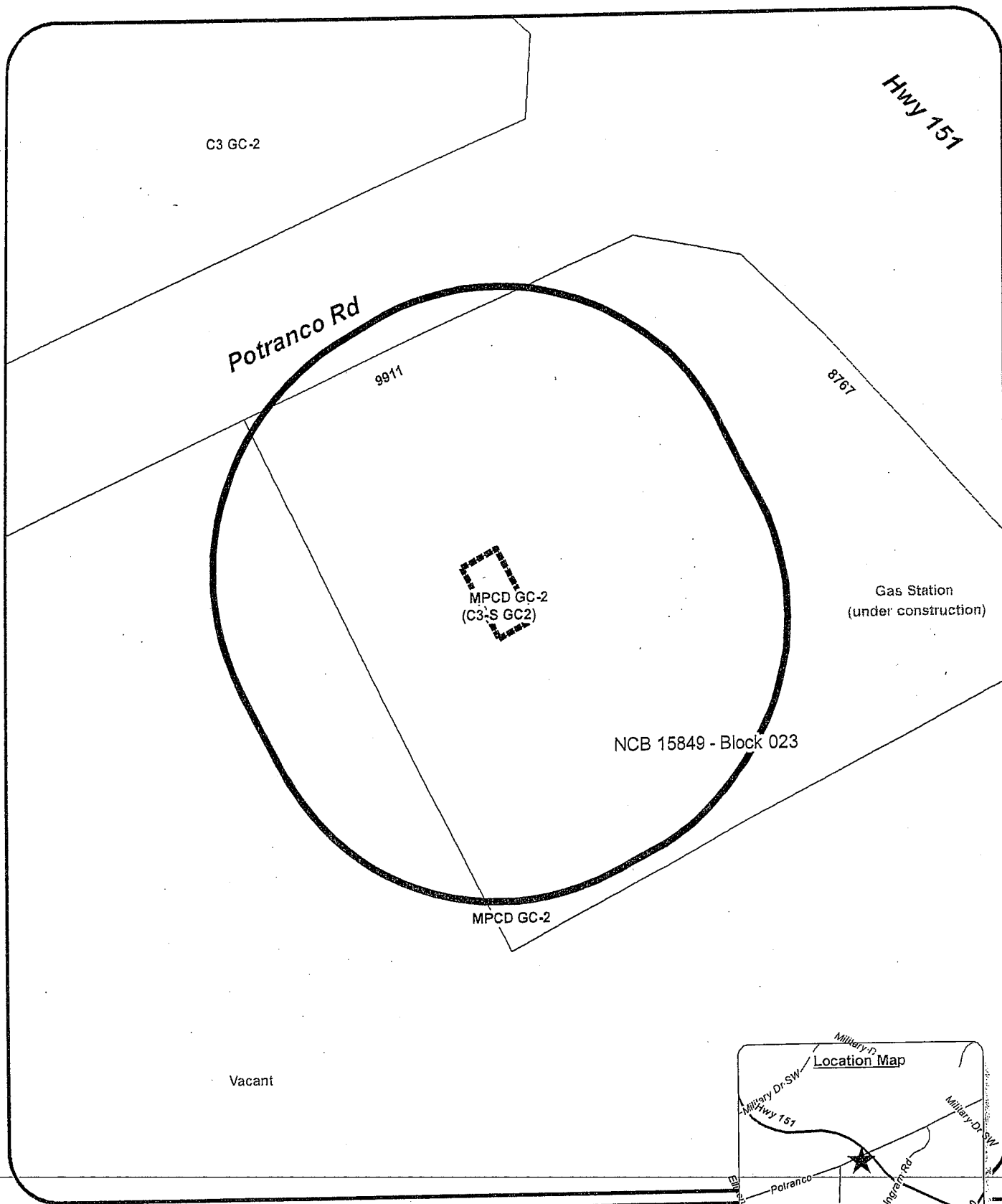
Reviewer: Lauren Edlund

Title: Planner

Date: 07/27/2008

Manager Review: Nina Nixon-Mendez

Date: 07/28/2008



## Zoning Case Notification Plan

### Case Z2008218 S

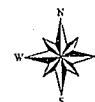
Council District 6

Scale: 1" approx. = 100'

Subject Property Legal Description(s): 0.0442 acres out of Lot 1 - Block 23 - NCB 15849

#### Legend

- Subject Property (0.0442 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(07/24/2008)

# CASE NO: Z2008218 S

## Final Staff Recommendation - Zoning Commission

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Date: August 05, 2008

Council District: 6

Ferguson Map:- 613 A3

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

Carlton Owner, LLC

**Zoning Request:** From "MPCD GC-2" Master Planned Community Highway 151 Gateway Corridor Overlay District to "C-3 GC-2 S" General Commercial Highway 151 Gateway Corridor Overlay District with a Specific Use Authorization for a Check Cashing Facility.

**Property Location:** 0.0442 acres out of Lot 1, Block 23, NCB 15849

8767 State Hwy 151

On the south side of Potranco Road, west of State Highway 151

**Proposal:** To allow a check cashing facility

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:**

**Staff Recommendation:**

Approval.

The subject property, located at the southwest corner of Potranco Road and State Highway 151, consists of approximately 0.0442 acres out of a larger 4.6 acre lot. The larger 4.6 acre lot is currently being developed as a gas station with attached suites; the subject property consists entirely of one suite. The property was annexed in 1984, per ordinance 59776. Upon annexation, the subject property was zoned "B-3" Business District. Following the adoption of the Unified Development Code in 2002, the original zoning converted to "C-3" General Commercial District. In 2005, the property was rezoned to add the "GC-2" Highway 151 Gateway Corridor Overlay District. A 2007 zoning case rezoned a 200-acre tract, including the subject property, as "MPCD" Master Planned Community District. Surrounding zoning includes "MPCD" to the south and west, "C-3" to the north and east, and "C-2" to the northeast. Surrounding properties that are within 1000 feet of State Highway 151 are included in the "GC-2" Overlay District. Surrounding land uses include the attached gas station currently being constructed, and undeveloped land to the north, south, and west. To the east and southeast, across Highway 151, are a gas station and construction of multiple commercial projects.

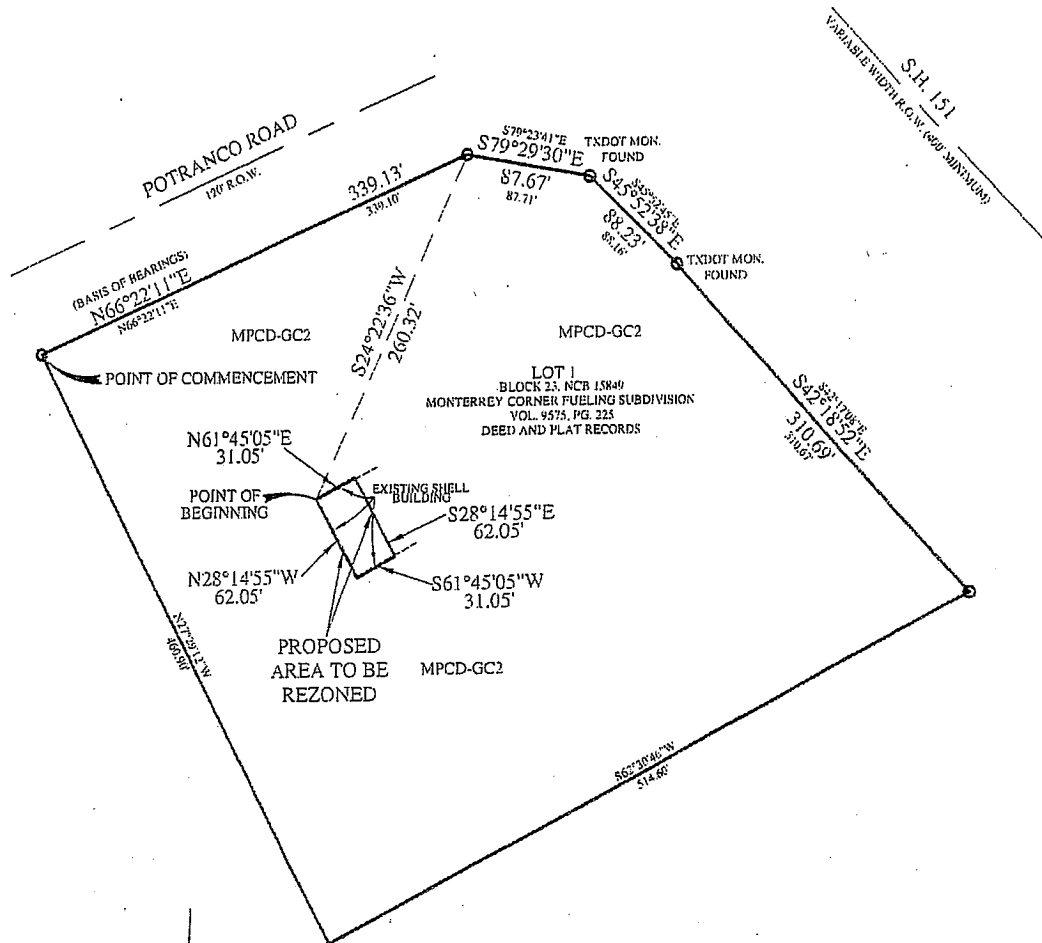
The applicant requests "C-3 GC-2 S" General Commercial Highway 151 Gateway Corridor Overlay District with a Specific Use Authorization to allow a check cashing facility. Staff finds the request to be appropriate given the location of the subject property at the intersection of Potranco Road, a Primary Arterial "Type A", and an interstate highway. If approved, the current rezoning request would remove the .04-acre subject property from the surrounding Monterrey Village MPCD, resulting in a minor revision to that plan.

**CASE MANAGER :** Micah Diaz 207-5876



NOTES  
 1. SITE IMPROVEMENTS NOT SHOWN;  
 2. EASEMENTS, SETBACKS OR OTHER  
 ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY  
 ARE NOT SHOWN.

RECORD INFORMATION  
 N89°23'41"E  
 65.88'  
 AS MEASURED IN FIELD  
 S33°29'20"W  
 161.24'



1 inch = 100ft.

**LEGEND**  
 ○ IRON ROD FOUND  
 (UNLESS OTHERWISE NOTED)

EXISTING ZONING:  
 AREA BEING REZONED

MPCD GC-2  
 0.0442 OF AN AC./1926.65 S.F.

REVISED: JULY 7, 2008

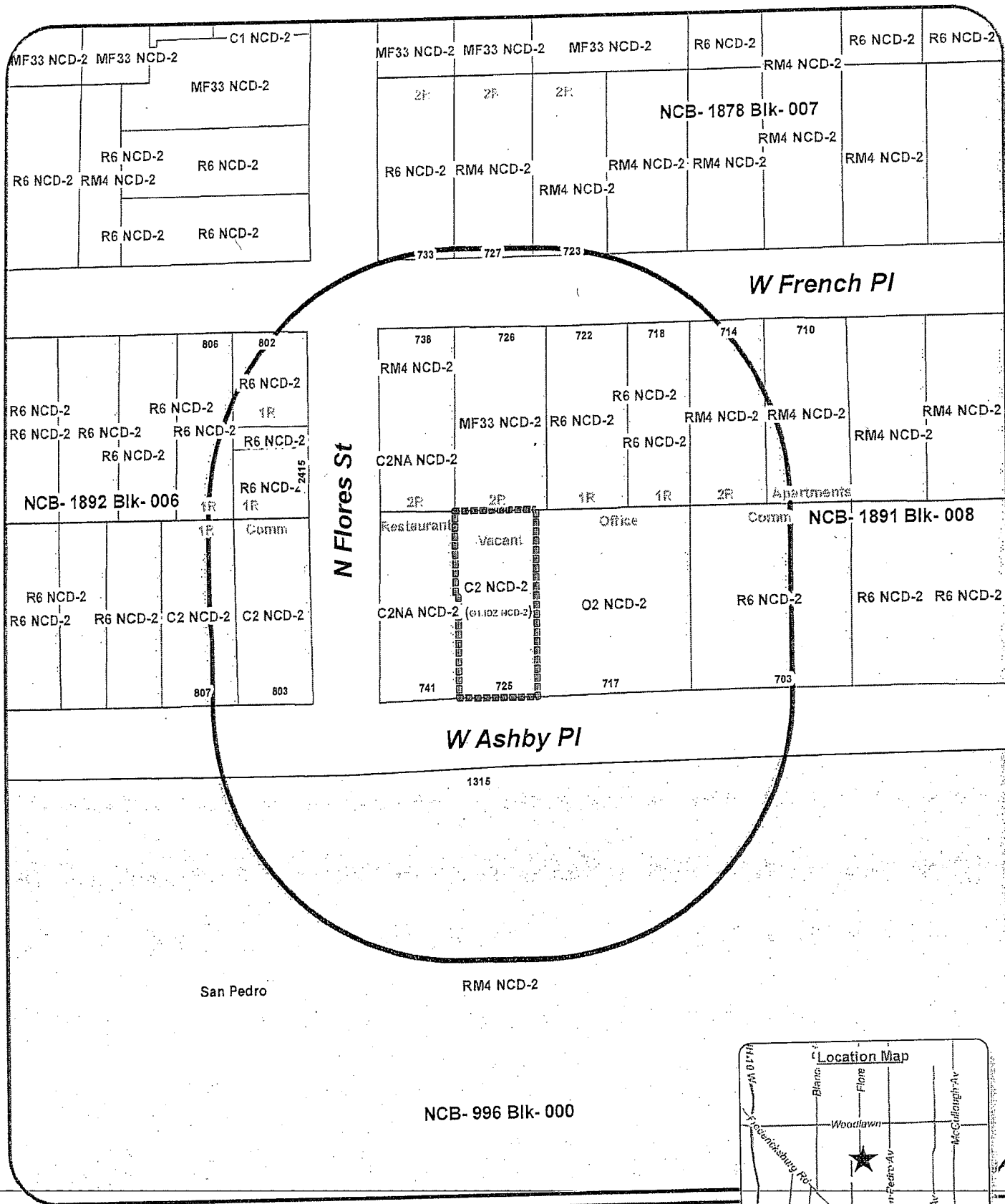
## ZONING EXHIBIT

0.0442 OF AN ACRE (1926.65 SF)  
 PORTION OF LOT 1, BLOCK 23, NCB  
 15849, MONTERREY CORNER  
 FUELING SUBDIVISION,  
 ACCORDING TO PLAT RECORDED  
 IN VOLUME 9575, PAGE 225, DEED  
 AND PLAT RECORDS



ROSIN-JOHNSON, INC. JOB NO. 2074-001-0001 DATE: JUNE 2, 2008

**Rj Rosin-Johnson, Inc.**  
 Civil Engineers - Land Surveyors



## Zoning Case Notification Plan

### Case Z-2008-219

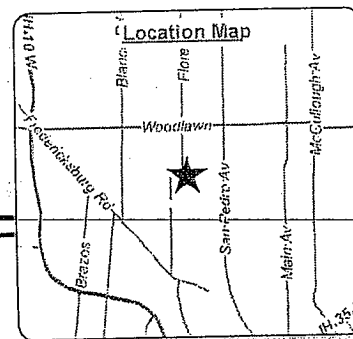
Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot N60 BIK: 008 NCB: 1891

#### Legend

- Subject Property (0.195 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(7/24/2008)

# CASE NO: Z2008219

## Final Staff Recommendation - Zoning Commission

---

**Date:** August 05, 2008

**Council District:** 1

**Ferguson Map:** 616 D1

**Applicant Name:**

Bobby Perez

**Owner Name:**

Boy Wonder Ltd.

**Zoning Request:** From "C-2 NCD-2" Commercial Alta Vista Neighborhood Conservation District to "O-1 IDZ NCD-2" Office, Infill Development Zone Overlay, Alta Vista Neighborhood Conservation District.

**Property Location:** The north 60 feet of Lot 10 and the east 60.41 feet of the south 80.31 feet of Lot 10, Block 8, NCB 1891

725 West Ashby Place

East of the corner lot at the northeast corner of the North Flores Street and West Ashby Place intersection

**Proposal:** To expand existing business office

**Neigh. Assoc.** Alta Vista Neighborhood Association

**Neigh. Plan** Midtown Neighborhood Plan

**TIA Statement:** Traffic Impact Analysis is not required in IDZ classification

### **Staff Recommendation:**

Consistent

The zoning request from C-2 NCD-2 to O-1 IDZ NCD-2 is consistent with the goals stated in the Midtown Neighborhood Plan. This request does not require a Land Use Amendment in order to maintain consistency with the proposed zoning change.

### **Approval**

The subject property is located on the north side of downtown San Antonio. This property is located next to the northeast corner of the West Ashby Place and North Flores Street intersection, across from San Pedro Park. This 0.1961 acre parcel is developed with a vacant building and is zoned "C-2 NCD-2". The current zoning on this property converted from "B-2" to "C-2" with the adoption of the current UDC in 2001. The "NCD-2" overlay district was adopted on May 08, 2003 (Ordinance number 97590). The subject property is within Alta Vista Neighborhood Association and Conservation District (NCD-2). This area was annexed into the City in 1938. West Ashby Place is a local collector street.

Property to the north is zoned "MF-33 NCD-2" and occupied by a single family structure. Property to the south is zoned "RM-4 NCD-2" and occupied by San Pedro Springs Park and theater. Property to the west is zoned "C-2NA NCD-2" and occupied by a restaurant. This property is subject to a zoning change for a bar, zoning case number Z2008222 CD. Property to the east is currently developed with an office building and is zoned "O-2 NCD-2".

The applicant is requesting this zoning change from "C-2 NCD-2" to "O-1 IDZ NCD-2" so that the parking requirement for an office use would be less restrictive. It would be appropriate for this underutilized structure to be developed as an office. The Neighborhood Plan strongly encourages adaptive reuse of existing structures and promotes maintaining the architectural style and character of the neighborhood. Businesses are also encouraged to utilize on-street parking and/or parking in the rear of the establishment.





# CASE NO: Z2008219

## Final Staff Recommendation - Zoning Commission

---

The "O-1" district restricts uses primarily to offices and ancillary uses which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low-rise office buildings. Uses within an "O-1" district are limited to the uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

**CASE MANAGER :** John Osten 207-2187

# Neighborhood and Urban Design Division

## Zoning Case Review

Zoning Case No.: Z2008219

Address: 725 W. Ashby

Existing Zoning: C-2 NCD-2

Requested Zoning: O-1 IDZ NCD-2

Registered Neighborhood Association(s): Alta Vista

Neighborhood/Community/Perimeter Plan: Midtown Neighborhood Plan

Future Land Use for the site: Neighborhood Commercial

Neighborhood Commercial- The future land use designation for this +/- 0.1961 acre parcel is Neighborhood Commercial and resides in the Midtown Neighborhood Plan. Neighborhood Commercial uses in the Midtown Neighborhood Plan include "low impact convenience retail or service uses, generally serving the neighborhood area, as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops, and live/work units. Service uses could include shoe repair shops, dry cleaners and doctors offices." The specific area of the subject property is described in the plan:

"Ashby/Flores area (near San Pedro Park)- Promote preservation, restoration and , potentially, adaptive use of the shotgun houses found in the area. Encourage low density commercial uses, medium-to-high-density residential uses, restaurants and coffee shops."

Infill Development Zone (IDZ) The purpose of the IDZ zoning classification is "to provide flexible standards for the development and reuse of underutilized parcels." Although the Midtown Neighborhood Plan does not specify opportunities for this designation, this designation may be used with an appropriate base zoning classification.

### Other Comments:

The subject property is located in the Alta Vista Neighborhood Conservation District (NCD-2). All commercial development, including IDZ zoned properties, must comply with the commercial design standards adopted in the Alta Vista Neighborhood Conservation District (NCD-2, ordinance 97590).

Since the adopted Conservation District design standards will take precedence over the IDZ classification, there may be no substantive benefit for rezoning the subject property.

### Analysis:

The subject property, currently zoned C-2 NCD-2, is located at the southern boundary of the Alta Vista Neighborhood Conservation District. Medium Density Residential uses are to the north of the subject property, and Neighborhood Commercial uses to the east and west. San Pedro Park is directly south of the subject property. The applicant is requesting a zoning change from C-2 NCD-2 to O-1 IDZ NCD-2. Although the base zoning may change, the Neighborhood Plan accommodates both zoning classifications within the neighborhood commercial land use matrix. Additionally, the existing C-2 zoning classification of the subject property is inconsistent with the current land use plan (neighborhood commercial). Based on the land use/ zoning matrix, C-2 zoning is compatible with Mixed Use and Transit Oriented Development land uses.

The Neighborhood Plan strongly encourages adaptive reuse of existing structures and promotes maintaining the architectural style and character of the neighborhood. Businesses are also encouraged to utilize on-street parking and/or parking in the rear of the establishment.

12/30/04

## Neighborhood and Urban Design Division Zoning Case Review

The zoning request from C-2 NCD-2 to O-1 IDZ NCD-2 is consistent with the goals stated in the Midtown Neighborhood Plan.

This request does not require a Land Use Amendment in order to maintain consistency with the proposed zoning change. Staff supports the request as submitted.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

### Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

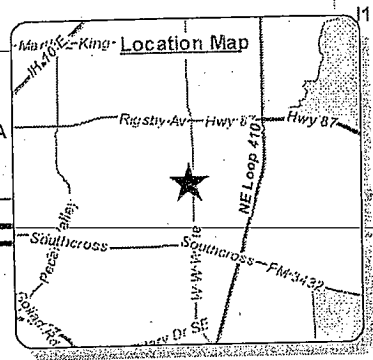
**Reviewer:** Gary Edenburn

**Title:** Senior Planner

**Date:** 7/16/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 7/25/2008



**Case Z-2008-220**

Subject Property Legal Description(s): Lot 23 - NCB 10774 - Block 002

Subject Property (3.591 Acres)  
 200' Notification Buffer  
 Current Zoning R6  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain



# CASE NO: Z2008220 CD

## Final Staff Recommendation - Zoning Commission

Date: August 05, 2008

Council District: 2

Ferguson Map: 652 D2

Applicant Name:  
Don Bierschwale

Owner Name:  
Lujan Enterprises

Zoning Request: From "C-2" Commercial District to "C-2 CD" (CD - Funeral Home) Commercial District with a Conditional Use for a Funeral Home.

Property Location: Lot 23, Block 2, NCB 10774

2415 South W. W. White Road

On the southwest corner of the South W. W. White Road and Sinclair Road intersection

Proposal: To allow for a Funeral Home

Neigh. Assoc. Lower Southeast Side Neighborhood Association

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis Study will be required at permitting or platting

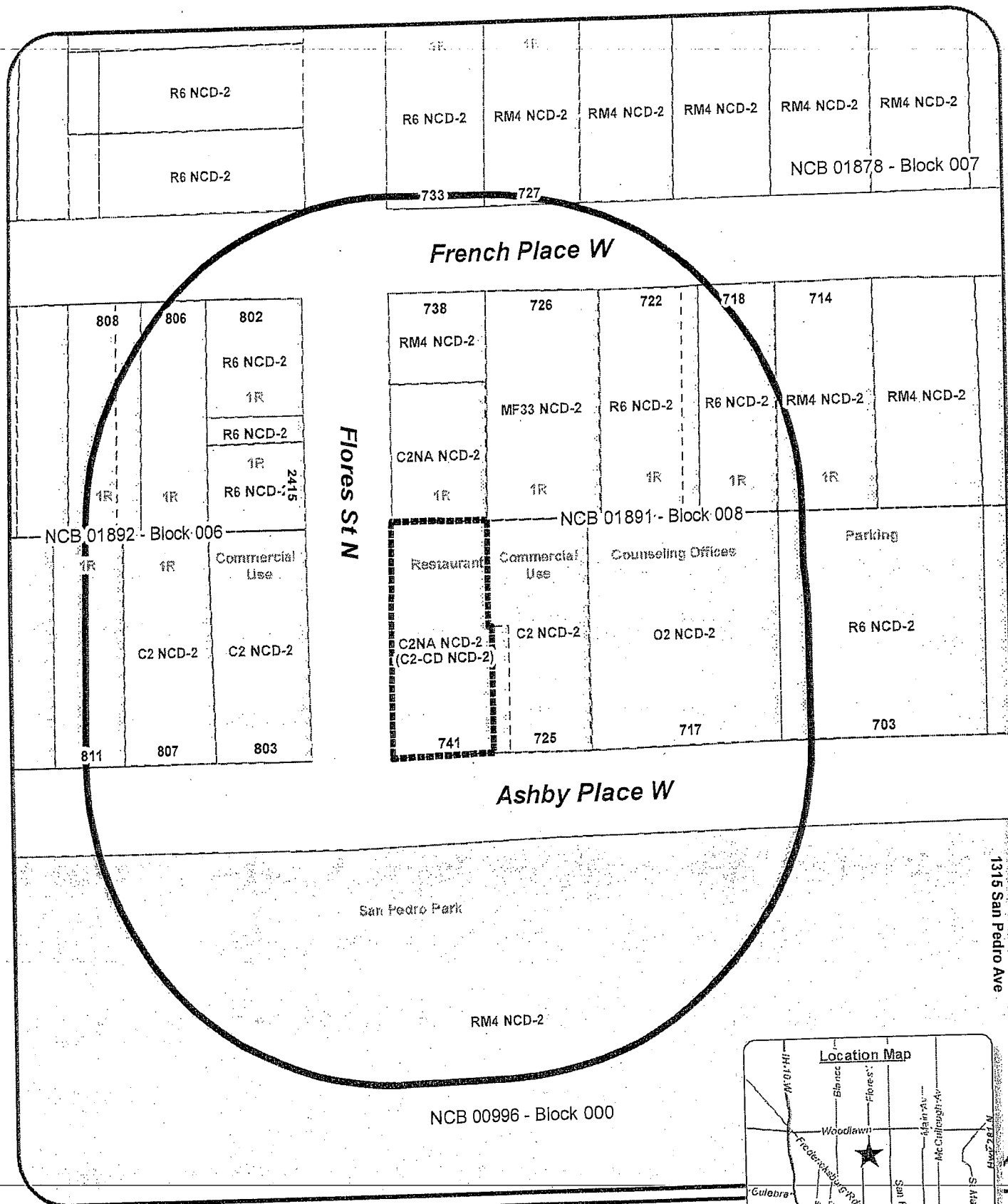
Staff Recommendation:  
Approval

The subject property is located on the City's east side. This approximately 3.65-acre vacant parcel is located at the southwest corner of the South W. W. White Road and Sinclair Road intersection. This property was annexed into the City on September 25, 1952. The existing "C-2" Commercial District zoning converted from "B-2" district upon adoption of the 2001 UDC. Properties to the south are zoned "C-3" and "C-1" and operate as a day care center as well as "R-5" zoning with a single-family residence. Properties to the west are zoned "RM-4" and "R-5" residential districts and are occupied by single-family structures with the exception of a vacant parcel zoned "RM-4" facing Julia Helen Drive. Properties to the north are zoned "C-1" and "R-5" and are occupied by an office and single-family structure. Properties to the east, across from South W. W. White Road (a Primary Arterial "Type A"), are zoned "C-3" and "R-5" and are currently occupied by a boat storage and a Church. The subject property is within the Lower Southeast Side Neighborhood Association.

The applicant is requesting "C-2 CD" zoning to allow a funeral home on the property. According to the applicant, there will be an embalming facility in the operation immediately and a crematorium is planned for the future. These accessory facilities will be only for this funeral home and they will not be used as a source to other funeral homes. Funeral home, typically a "C-3" use, would be appropriate for this location as a conditional use in "C-2" with the conditions below:

1. A 30 foot rear setback, a 15 foot landscape buffer and a physical barrier such as a fence shall be provided along the west property line of the subject property, where the subject property abuts existing "RM-4" residential mixed zoning.
2. Commercial access to the subject property shall be limited to South W. W. White Road. No commercial access shall be allowed via Sinclair Road, Mary Helen Drive and Julia Helen Drive.
3. Hours of operation shall be limited to between 8:00 a.m. to 6:00 p.m.

CASE MANAGER: John Osten 207-2187



# Zoning Case Notification Plan

## Case Z-2008-222 CD

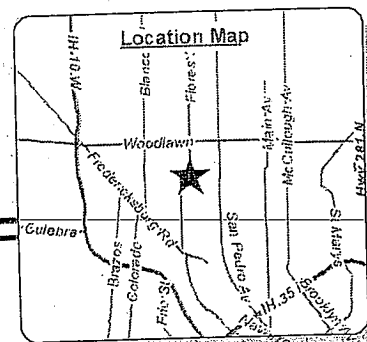
Council District 1

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 9 & W 1 ft of S 80.31 ft of Lot 10 - NCB 01891 - Block 008

### Legend

- Subject Property (0.199 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(07/24/2008)

# CASE NO: Z2008222 CD

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008

**Council District:** 1

**Ferguson Map:** 616 D1

**Applicant Name:**  
Anh T. Mai & Thinh T. Mai

**Owner Name:**  
Anh T. Mai & Thinh T. Mai

**Zoning Request:** From "C-2NA NCD-2" Commercial, Nonalcoholic Sales Alta Vista Neighborhood Conservation District to "C-2 CD NCD-2" (CD - Bar) Commercial Alta Vista Neighborhood Conservation District with a Conditional Use for a bar.

**Property Location:** Lot 9 and the west 1 foot of the south 80.31 feet of Lot 10, Block 8, NCB 1891  
741 West Ashby Place  
At the northeast corner of the North Flores Street and West Ashby Place intersection

**Proposal:** To allow for a bar in the existing restaurant

**Neigh. Assoc.** Alta Vista Neighborhood Association

**Neigh. Plan** Midtown Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Consistency is not required because the base zoning is not changing. The Midtown Neighborhood Plan designates the future land use as Neighborhood Commercial; the community plan defines Neighborhood Commercial as including low-impact convenience retail or service uses generally serving the neighborhood area as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops and live/work units.

### Approval with Conditions

The subject property is located on the north side of downtown San Antonio. This property is located at the northeast corner of the West Ashby Place and North Flores Street intersection, right across from San Pedro Park. This 0.1992-acre parcel is developed with a restaurant and is zoned "C-2NA NCD-2". The current zoning on this property converted from "B-2NA" to "C-2NA" with the adoption of the UDC in 2001. The "NCD-2" overlay district was adopted on May 08, 2003 (Ordinance number 97590). Subject property is within Alta Vista Neighborhood Association and Conservation District (NCD-2). This area was annexed into the City in 1938.

Property to the north is zoned "C-2NA NCD-2" and occupied by a single structure with two dwelling units (duplex) facing North Flores Street. There is also a single family residential structure on property zoned "RM-4 NCD-2" fronting West French Place. Property to the south is zoned "RM-4 NCD-2" and occupied by San Pedro Springs Park and community theater. Property to the west, across from North Flores Street, is zoned "C-2 NCD-2" and is occupied by a flower shop. Property to the east is currently developed with an empty building and is zoned "C-2 NCD-2". This property is subject to a zoning change for an office, zoning case number Z2008219.

The applicant is requesting this zoning change to be able to utilize some of the existing building as a bar. "C-2" districts accommodate commercial and retail uses that are more intensive than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining. Staff recommends approval. Should Zoning Commission



# CASE NO: Z2008222 CD

## Final Staff Recommendation - Zoning Commission

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recommend approval of the requested zoning, staff recommends the following conditions:

1. Hours of operation will be limited from 10:00 am to 10:00 pm, during the week days.
2. Hours of operation will be limited from 10:00 am to 12:00 midnight on Friday and Saturday.
3. Music shall not be audible, light shall not be emitted, and odor shall not be emitted beyond the subject property line.

**CASE MANAGER :** John Osten 207-2187

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008222

**Address:** 741 W. Ashby Pl.

**Existing Zoning:** C2-NA NCD-2

**Requested Zoning:** C2-CD (Bar) NCD-2

**Registered Neighborhood Association(s):** Alta Vista Neighborhood Association

**Neighborhood/Community/Perimeter Plan:** Midtown Neighborhoods Plan

**Future Land Use for the site:** Neighborhood Commercial

### Analysis:

The subject property is approximately 0.1992 acres; there is an existing structure on the property that is used for a restaurant. The subject property sits on the corner of W. Ashby Pl. and N. Flores. The applicant is seeking a zoning change from C2-NA to C2-CD in order to allow wine and beer to be served in their restaurant and to operate a bar in separate area within the restaurant.

The subject property is located in the Midtown Neighborhoods Plan. The Midtown Neighborhoods Plan designates the future land use as Neighborhood Commercial; the community plan defines Neighborhood Commercial as "including low-impact convenience retail or service uses generally serving the neighborhood area as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops and live/work units." The Midtown Neighborhoods Plan Objective 1.3 states that they want to "Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers." This property is a locally owned neighborhood friendly restaurant that is currently located in a C-2 zone and in a Neighborhood Commercial strip. Adjacent uses are C2 to the North, East, West and a San Pedro Springs Park to the South.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to C2-CD NCD-2. All future improvements must comply with NCD-2 standards.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

### Staff Recommendation:

☒ Approval

☐ Denial

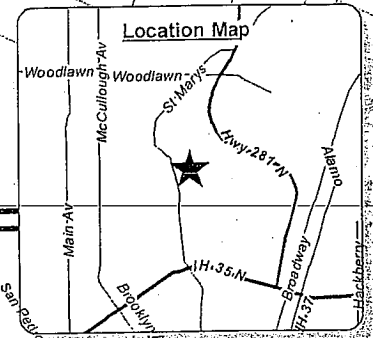
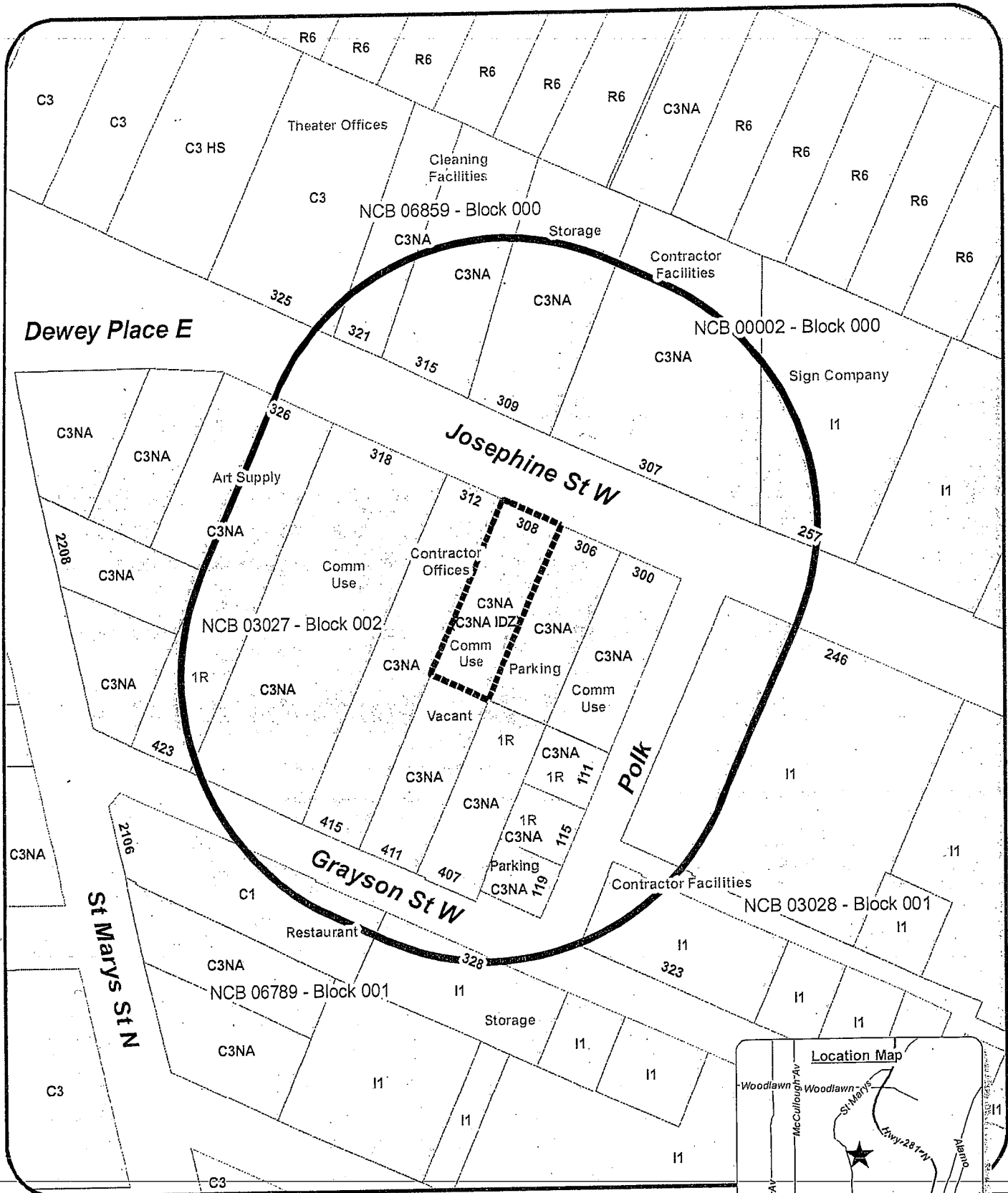
☐

**Reviewer:** Sidra Maldonado **Title:** Planner

**Date:** 07/11/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 07/11/2008



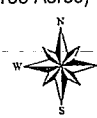
# **Zoning Case Notification Plan**

**Case Z2008223**

Council District 1  
 Scale: 1" approx. = 100'  
 Subject Property Legal Description(s): S 142.5 ft of Lot 3 - NCB 03027 - Block 002

## **Legend**

- Subject Property (0.163 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain
- R6
- (R6)



# CASE NO: Z2008223

## Final Staff Recommendation - Zoning Commission

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**Date:** August 05, 2008

**Council District:** 1

**Ferguson Map:** 616 F2

**Applicant Name:**

Ron Nolte

**Owner Name:**

Grinnell Family Partnership

**Zoning Request:** From "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3NA IDZ" General Commercial Nonalcoholic Sales, Infill Development Zone Overlay District.

**Property Location:** The south 142.5 feet of Lot 3, Block 2, NCB 3027

308 West Josephine Street

On the south side of West Josephine Street, between Polk and North St. Mary's Street

**Proposal:** To allow an office

**Neigh. Assoc.** Tobin Hill Neighborhood Association

**Neigh. Plan** Tobin Hill Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required for "IDZ" zoning.

### Staff Recommendation:

Approval.

The subject property consists of approximately 0.163 acres located on the south side of West Josephine Street between North St. Mary's and Polk. The existing commercial building measures approximately 3,500 square feet, and was built in 1950. The building was constructed along the front and both side property lines, thus limiting access to the property. The property is only accessible through an access easement on 306 West Josephine. The subject property was originally zoned "J" Commercial District. In a 1995 zoning case, the property was rezoned to "B-3NA" Business Nonalcoholic Sales District, which converted to "C-3NA" General Commercial Nonalcoholic Sales District upon the adoption of the 2001 Unified Development Code. The subject property is surrounded by "C-3NA"; other zoning in the vicinity includes "I-1" General Industrial District to the south, east, and northeast; and "R-6" Residential Single-Family District to the north. Surrounding land uses include rug sales/cleaning and a historic theater to the north; an equipment company to the north, south, and east; parking, single-family residential homes, and a photo lab to the east; with an electric-supply shop and vacant commercial to the west.

The applicant requests "C-3 NA IDZ" General Commercial Nonalcoholic Sales, Infill Development Zone Overlay District. Staff finds the request to be appropriate given the three-side zero lot-line design of the building and the limited access to and parking on the site. "IDZ" districts are intended to provide flexible standards for the development and reuse of underutilized parcels, through relaxed on-site parking requirements and by utilizing common parking areas.

**CASE MANAGER :** Micah Diaz 207-5876



# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008223

**Address:** 308 W. Josephine

**Existing Zoning:** C3-NA

**Requested Zoning:** C3-NA IDZ

**Registered Neighborhood Association(s):** Tobin Hill Neighborhood Association

**Neighborhood/Community/Perimeter Plan:** Tobin Hill Neighborhood Plan

**Future Land Use for the site:** Low Density Mixed Use

### Analysis:

The subject property is approximately 0.16 acres and is located west of the West Josephine and Polk Street intersection. Access to the subject property is gained via a dedicated ingress/egress easement that is located on the property to the east. Parking is located at the rear of the property. The applicant currently uses the property as an office building. The subject property is located in the Tobin Hill Neighborhood Plan. The Land Use Plan designates the area containing the subject property as Low Density Mixed Use. This land use classification includes professional services as an example of this classification. IDZ zoning is also included as a corresponding use. The adjacent properties on all sides are commercially zoned.

This proposal supports the development guidelines contained in the Tobin Hill Neighborhood Plan. Subsection G, pg 24. The Plan expresses the desire of the community to encourage use of existing infrastructure and buildings, create a walkable corridor with businesses focusing on neighborhood uses built at a pedestrian scale, and the use of shared parking and parking located at the rear of the building. This proposal is in compliance with the development guidelines contained in the Tobin Hill Neighborhood Plan.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to C3-NA IDZ

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

### Staff Recommendation:

☒ Approval

☐ Denial

☐

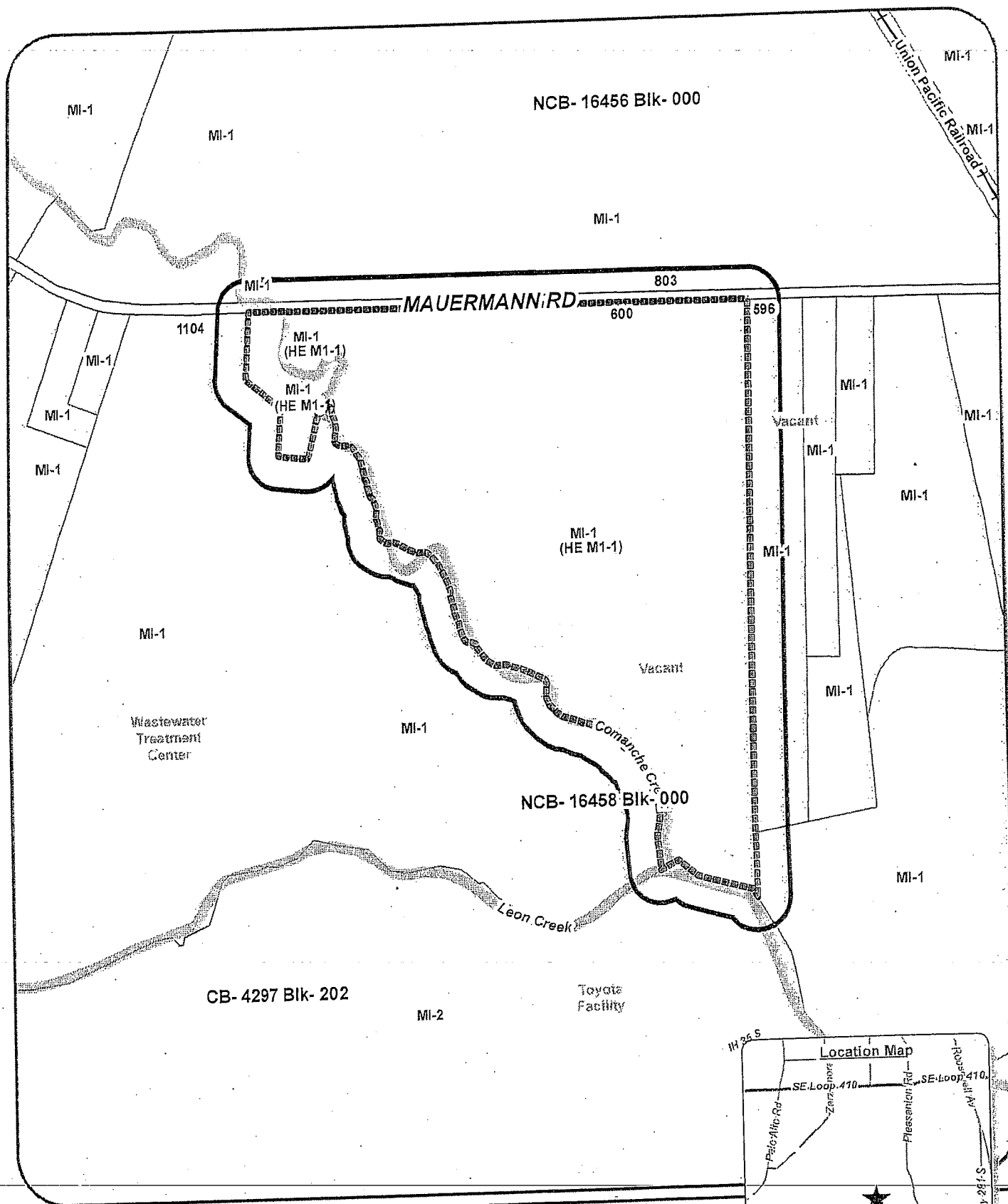
**Reviewer:** Tyler Sorrells

**Title:** Planner

**Date:** 07/25/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 07/25/2008



## Zoning Case Notification Plan

**Case Z2008228**

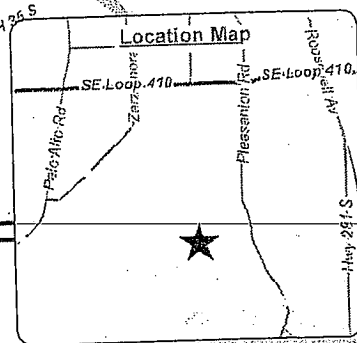
Council District 3

Scale: 1" approx. = 1/4 mile

Subject Property Legal Description(s): Parcel P-24 (2.6 AC), NCB 16458 and Parcel P24-C (145.10 AC). CB 4005

### Legend

Subject Property (147.7 Acres)  
 200' Notification Buffer  
 Current Zoning R6  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (7/24/2008)

# CASE NO: Z2008228

## Final Staff Recommendation - Zoning Commission

Date: August 05, 2008

Council District: 3

Ferguson Map: 716 C1

Applicant Name:  
COSA Historic Preservation Office

Owner Name:  
Verano Land Group, LP

Zoning Request: From "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District.

Property Location: Parcel 24, NCB 16458 and Parcel 24C, A 15, CB 4005

600 Mauermann Road

On the south side of Mauermann Road, approximately .86 miles west of the Pleasanton Road intersection

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The City South Community Plan calls for Agriculture and Light Industry land use for the subject property.

### Approval

The subject property, annexed as limited purpose in 2003 and full purpose in 2006, totals approximately 147.7 acres. The subject property is largely undeveloped, with the exception of a vacant residential structure and cemetery. The subject property was zoned "MI-1" by City Council on December 4, 2003 (Ordinance #98504.)

Property to the north across Mauermann Road is zoned "MI-1" Mixed Light Industrial District. Property to the east and west of the subject property is zoned "MI-1" Mixed Light Industrial District. Property to the south is zoned "MI-2" Mixed Heavy Industrial District. Land uses immediately adjacent to the subject property consist of undeveloped land to the north across Mauermann Road and to the east. The Leon Wastewater Treatment Facility is located to the west of the subject property and Comanche Creek runs along the western property line. This zoning case is within three miles of the Toyota Manufacturing Plant. The Toyota facility is abutting the subject property to the south.

The Historic Division of the Planning and Community Development Department recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER: Leslie Zavala 207-0215





HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

# CITY OF SAN ANTONIO

HDRC CASE NO: 2008-166  
ADDRESS: 600 Mauermann Rd  
LEGAL DESCRIPTION: NCB 16458, P-24 (2.6 AC), CB 4005 P-24C  
(152.72)  
PUBLIC PROPERTY: No  
HISTORIC DISTRICT:  
LANDMARK DISTRICT:  
APPLICANT: COSA  
OWNER: Triple L Management Company  
TYPE OF WORK: Finding of Historic Significance

## REQUEST:

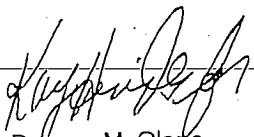
The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

## RECOMMENDATION:

The Asa Mitchell/Mauermann house and cemetery meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as

## COMMISSION ACTION:

Approval of a finding of historic significance for 600 Mauermann Road. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 600 Mauermann Road.

  
Ann Benson McGlone  
Historic Preservation Officer

# Neighborhood and Urban Design Division

## Zoning Case Review

Zoning Case No.: Z2008228

Existing Zoning: MI-1

Requested Zoning: HE MI-1

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: City South Community Plan

Future Land Use for the site: Agriculture and Light Industry  
And Resource Protection and Open Space

Agriculture and Light Industry land use includes a mix of crop agriculture and ranching, limited light industrial uses, and retail, office, and service uses that directly service industrial and agricultural uses.

Resource Protection and Open Space land use includes both public and private lands where neighborhood preservation and economic vitality and livability and natural resource protection are encouraged.

### Other Comments:

The Resource Protection and Open Space land use is located within the FEMA 100 year floodplain along Comanche Creek.

### Analysis:

The historic designation is consistent with the goals of the plan. The subject property is also known as the Mitchell/Mauermann House and Cemetery. It is identified in the Community Plan as a Historic Site #43. One of the goals included in the plan is to "Preserve and protect the historic resources of the Southside Initiative planning area" and includes the objective to "Designate historic districts and historic landmarks" (City South Community Plan, p. 19).

City Council passed Resolution 2008-06-19-0033R directing Development Services Department to initiate the zoning change for historic designation of the subject property.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required base zoning not changing

### Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: Rebecca Paskos

Title: Senior Planner

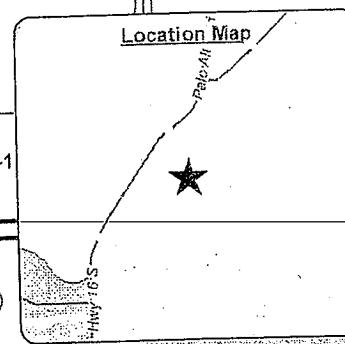
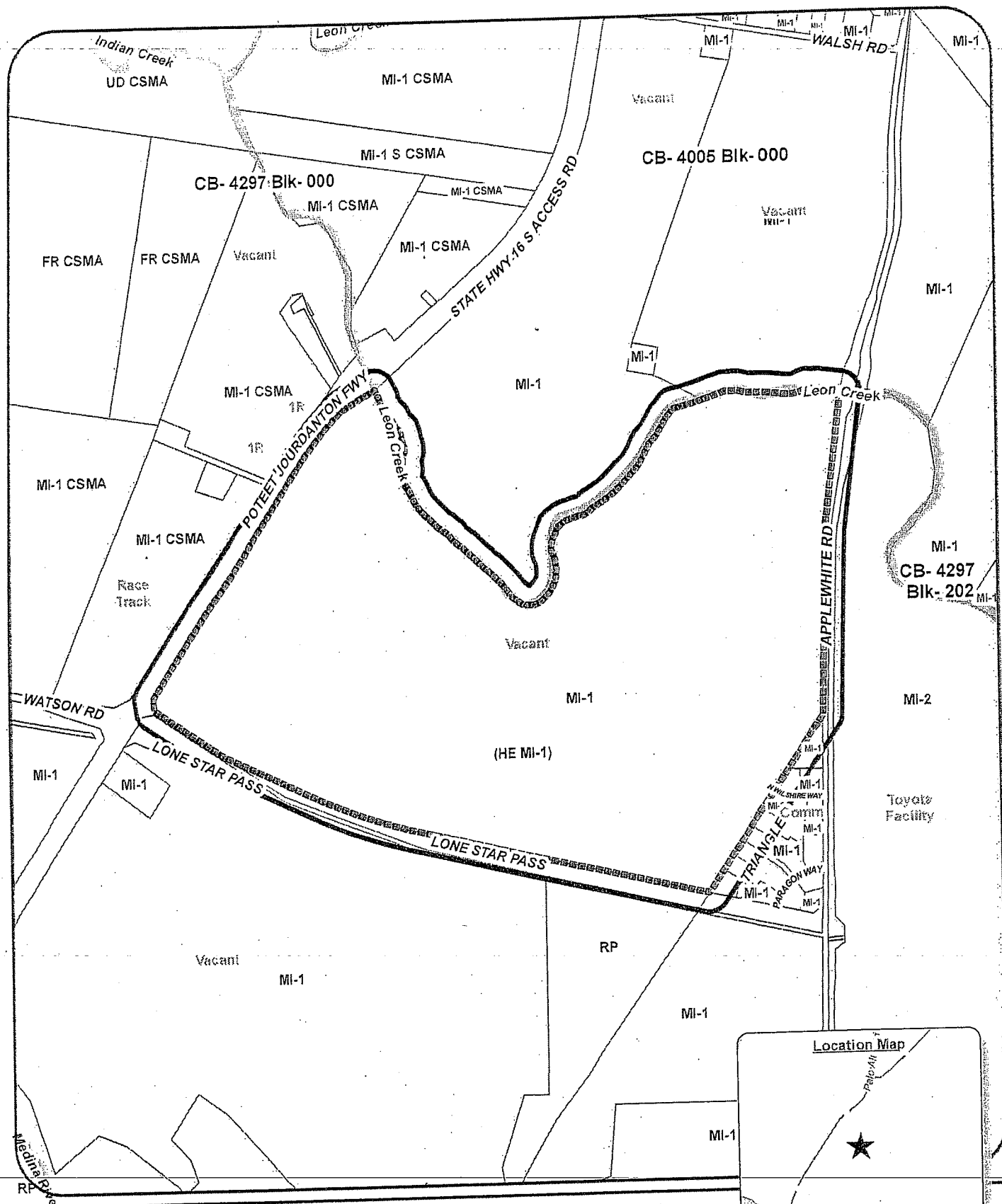
Date: 07/21/2008

Manager Review: Nina Nixon-Mendez

Title: Planning Manager

Date: 07/25/2008

03/28/2008



# Zoning Case Notification Plan

## Case Z2008229

Council District 4

Scale: 1" approx. = 1/4 mile

Subject Property Legal Description(s): CB: 4297 P-2 ABS 13

### Legend

Subject Property (551.16 Acres)  
 200' Notification Buffer  
 Current Zoning R6  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (7/24/2008)

# CASE NO: Z2008229

## Final Staff Recommendation - Zoning Commission

Date: August 05, 2008

Council District: 4

Ferguson Map: 715 B3

Applicant Name:  
COSA Historic Preservation Office

Owner Name:  
Bret D. and Billy T. Mitchell

Zoning Request: From "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District.

Property Location: Parcel 2, CB 4297

At the northeast corner of the State Highway 16 South and Lone Star Pass intersection

On the north side of Lone Star Pass, between State Hwy 16 South and Applewhite Road

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The City South Community Plan calls for Agriculture and Light Industry land use for the subject property.

### Approval

The subject property, annexed as limited purpose in 2003 and full purpose in 2006, totals approximately 551.16 acres. The subject property is largely undeveloped, with the exception of a vacant residential structure and chapel. The subject property was zoned "MI-1" by City Council on September 25, 2003 (Ordinance #98228.)

Property to the north of the subject property is zoned "MI-1" Mixed Light Industrial District. Property to the south across Lone Star Pass is zoned "RP" Resource Protection District and "MI-1" Mixed Light Industrial District. Property to the east across Applewhite Road is zoned "MI-2" Mixed Heavy Industrial District. Property to the west across State Hwy 16 South is outside the city limits and is zoned "MI-1 CSMA" Mixed Light Industrial District, City South Management Authority. Land uses immediately adjacent to the subject property consist of undeveloped land to the north of the subject property and to the south across Lone Star Pass. Leon Creek runs along the north property line of the subject property. The San Antonio Speedway facility is located to the west of the subject property across State Hwy 16 South. This zoning case is within three miles of the Toyota Manufacturing Plant. The Toyota facility is located immediately to the east across Applewhite Road.

The Historic Division of the Planning and Community Development Department recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark



# CASE NO: Z2008229

## Final Staff Recommendation - Zoning Commission

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designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

**CASE MANAGER :** Leslie Zavala 207-0215



HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

# CITY OF SAN ANTONIO

HDRC CASE NO: 2008-175  
ADDRESS: South Highway 16  
LEGAL DESCRIPTION: CB4297 P-2 ABS 13  
PUBLIC PROPERTY: No  
HISTORIC DISTRICT:  
LANDMARK DISTRICT:  
APPLICANT: COSA, 1901 S Alamo  
OWNER: Bret D. and Billy T. Mitchell  
TYPE OF WORK: Finding of Historic Significance

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

## RECOMMENDATION:

The Perez-Linn property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

## COMMISSION ACTION:

Approval of a finding of historic significance for Perez-Linn Ranch Home. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for the Perez-Linn Ranch Home located on South Highway 16.

Ann Benson McGlone  
Historic Preservation Officer

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008229

**Address:** South Highway 16

**Existing Zoning:** MI-1

**Requested Zoning:** MI-1 HE

**Registered Neighborhood Association(s):** NA

**Neighborhood/Community/Perimeter Plan:** Southside Initiative Community Plan

**Future Land Use for the site:** Agriculture and Light Industry

### Analysis:

The subject property is approximately 551.16 acres. It includes a stone chapel and a stucco house built in 1825.

The subject property is located in the Southside Initiative Community Plan. The Southside Initiative Community Plan designates the future land use as Agriculture and Light Industry; the community plan defines Agriculture and Light Industry as "a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses." The Southside Initiative Community Plan Guiding Principles states that they want to "Build upon the area's history, culture, and identity. Preserve historic structures and institutions and maintain balance of rural land uses." A goal of the Southside Initiative Community Plan is to "Identify and designate historic districts and historic landmarks, identify potential historic districts and historic landmarks from survey information, designate historic districts and historic landmarks, promote heritage tourism, link all historic sites through open space, and organize publicity events (i.e., home tours), for historic properties." This property is a significant part of San Antonio and South Texas history and should be preserved. Designating this site historic will preserve the unique character of the southside and preserve open space in this plan.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to MI-1 HE.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

### Staff Recommendation:

☒ Approval

☐ Denial

☐

**Reviewer:** Lauren Edlund

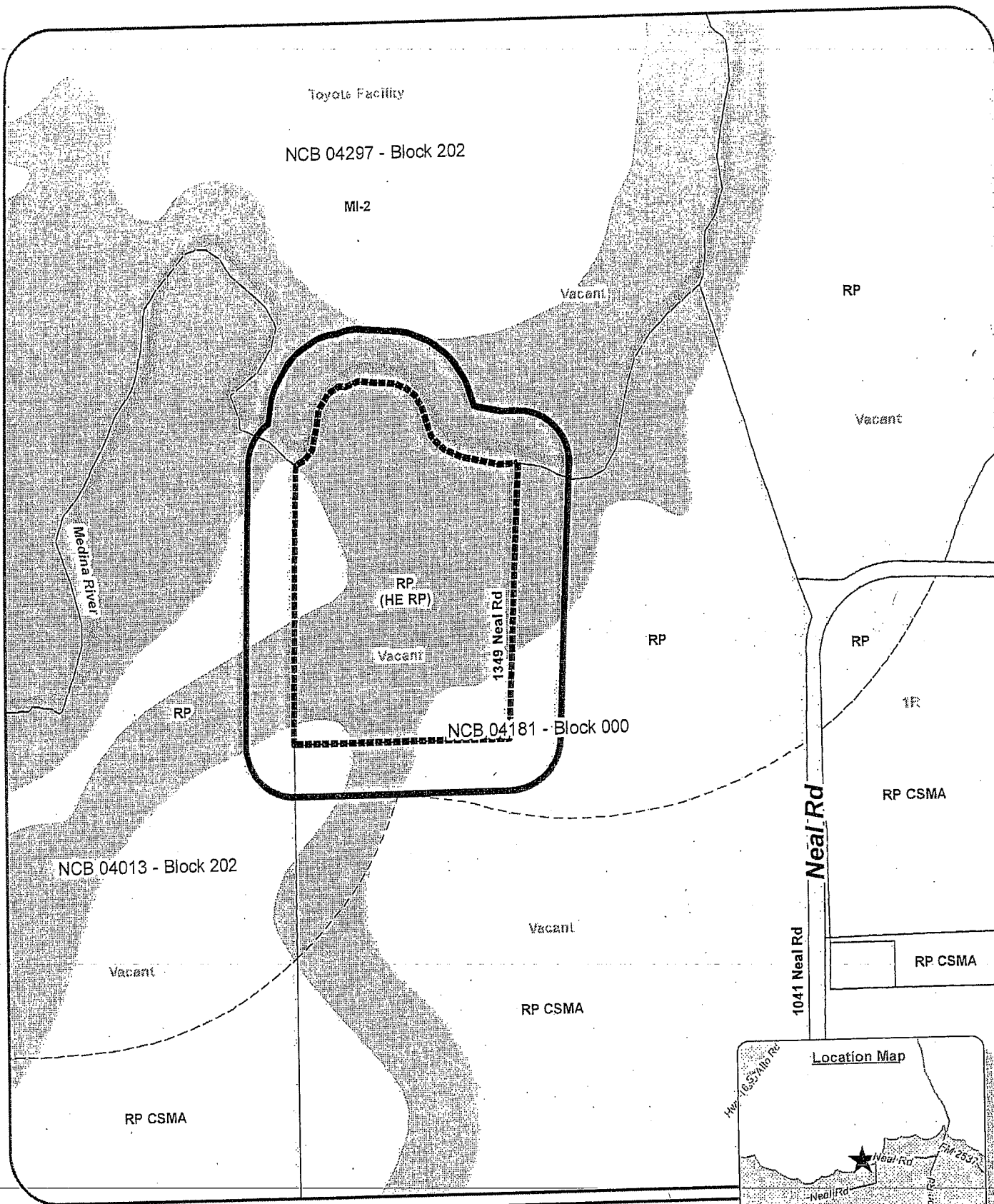
**Title:** Planner

**Date:** 07/18/2008

**Manager Review:** Nina-Nixon-Mendez

**Date:** 07/25/2008





## Zoning Case Notification Plan

### Case Z2008230

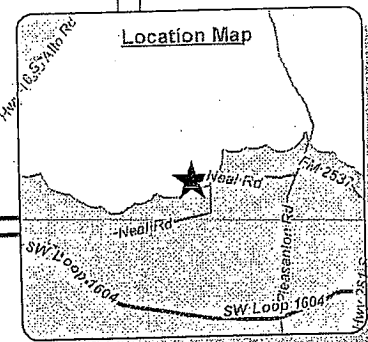
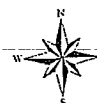
Council District 3

Scale: 1" approx. = 500'

Subject Property Legal Description(s): Parcel P-2A - CB 04181 - ABS 465

#### Legend

Subject Property (19.4 Acres)  
 200' Notification Buffer  
 Current Zoning R6  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (512) 241-2008

# CASE NO: Z2008230

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008

**Council District:** 3

**Ferguson Map:** 715 E8

**Applicant Name:**  
COSA Historic Preservation Office

**Owner Name:**  
Land Heritage Institute

**Zoning Request:** From "RP" Resource Protection District to "HE RP" Historic Exceptional, Resource Protection District.

**Property Location:** Parcel 2A, CB 4181

1349 Neal Road

Approximately 1200 feet west of Neal Road

**Proposal:** To designate Historic Exceptional

**Neigh. Assoc.** None

**Neigh. Plan** City South Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The City South Community Plan calls for Resource Protection/ Open Space land use for the subject property.

### Approval

The subject property, annexed as limited purpose in 2003 and full purpose in 2006, totals approximately 19.4 acres. The subject property is largely undeveloped, with the exception of a farm complex with multiple structures. The subject property was zoned "RP" by City Council on September 25, 2003 (Ordinance #98228.)

Property to the north of the subject property is zoned "MI-2" Mixed Heavy Industrial District. Property to the east and west of the subject property is zoned "RP" Resource Protection District. Property to the south is outside the city limits and is zoned "RP CSMA" Resource Protection District, City South Management Authority. Land uses immediately adjacent to the subject property consist of undeveloped land to the south, east and west of the subject property. This zoning case is within three miles of the Toyota Manufacturing Plant. The Toyota facility is abutting the subject property to the north, along the Medina River boundary.

The Historic Division of the Planning and Community Development Department recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

**CASE MANAGER :** Leslie Zavala 207-0215

22008230



HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

# CITY OF SAN ANTONIO

HDRC CASE NO: 2008-174  
ADDRESS: 1349 Neal Road  
LEGAL DESCRIPTION: CB 4181, P-2A, ABS 465  
PUBLIC PROPERTY: No  
HISTORIC DISTRICT:  
LANDMARK DISTRICT:  
APPLICANT: COSA, 1901 S Alamo  
OWNER: COSA/SAWS  
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The Watson House and outbuilding meet the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; 35-607 (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of historic significance for 1349 Neal Road. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 1349 Neal Road.

Ann Benson McGlone  
Historic Preservation Officer

# Neighborhood and Urban Design Division

## Zoning Case Review

Zoning Case No.: Z2008230

Address: 1349 Neal Rd.

Existing Zoning: RP-CSMA

Requested Zoning: HE RP CSMA

Registered Neighborhood Association(s): NA

Neighborhood/Community/Perimeter Plan: Southside Initiative Community Plan

Future Land Use for the site: Resource Protection/Open Space

### Analysis:

The subject property is approximately 19.4 acres, "there are nine structures and two collapsed structures. The earliest two structures are a detached one room stone building with a fireplace and the center stone core of the main dwelling. Both structures were constructed between 1853 and 1860 based on current data and interpretations. Frame additions to the main dwelling have greatly enlarged it resulting in its present form by the 1950's. Other structures date after 1883 and many represent twentieth century improvements and farm outbuildings." The subject property is in a rural area of Bexar County and is owned by the Land Heritage Institute.

The subject property is located in the Southside Initiative Community Plan. The Southside Initiative Community Plan designates the future land use as Resource Protection/Open Space; the community plan defines Resource Protection/Open Space as "Recreational lands and open spaces should offer maximum use to surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way, using forest areas." The Southside Initiative Community Plan Guiding Principles states that they want to "Build upon the area's history, culture, and identity. Preserve historic structures and institutions and maintain balance of rural land uses." One of the Goals and Objectives of the Southside Initiative Community Plan is to Preserve and protect the historic resources of the Southside Initiative planning area is to "Identify and designate historic districts and historic landmarks, identify potential historic districts and historic landmarks from survey information, designate historic districts and historic landmarks, promote heritage tourism, link all historic sites through open space, and organize publicity events (i.e., home tours), for historic properties." This property is a significant part of San Antonio and South Texas history and should be preserved. Designating this site historic will preserve the unique character of the southside and preserve open space in this plan. Adjacent uses are RP and MI-2 to the North, and RP to the East, South, and West.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to RPHE-CSMA.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

### Staff Recommendation:

☒ Approval

☐ Denial

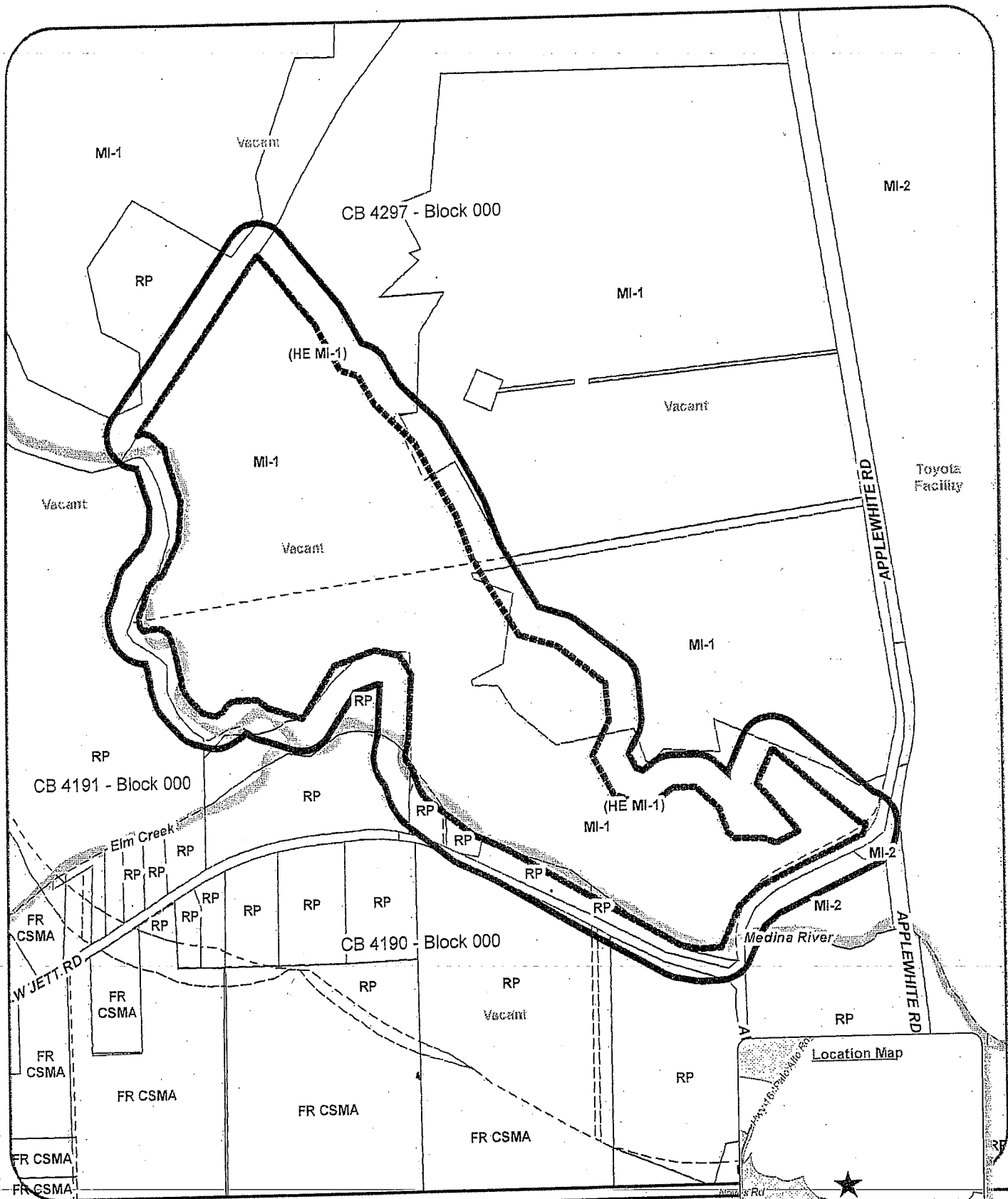
Reviewer: Sidra Maldonado

Title: Planner

Date: 07/17/2008

Manager Review: Nina Nixon-Mendez

Date: 07/25/2008



## Zoning Case Notification Plan

### Case Z2008231

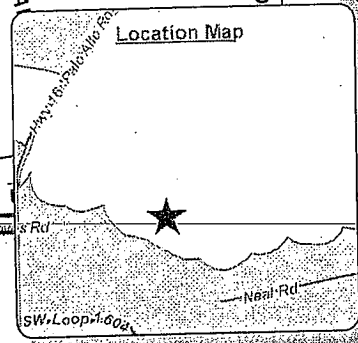
Council District 4

Scale: 1" approx. = 800'

Subject Property Legal Description(s): Parcels P-8C (62.0 AC), P-10B (7.954 AC), & P-10D (73.3 AC) - CB 04297 - Abstract 13 Applewhite

#### Legend

Subject Property	■■■■■■■■■■	(143.25 Acres)
200' Notification Buffer	■■■■■■■■■■	
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain	■■■■■■■■■■	



# CASE NO: Z2008231

## Final Staff Recommendation - Zoning Commission

**Date:** August 05, 2008

**Council District:** 4

**Ferguson Map:** 715 B6

**Applicant Name:**  
COSA Historic Preservation Office

**Owner Name:**  
City Of San Antonio

**Zoning Request:** From "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District.

**Property Location:** Parcel 8C, Parcel 10B, and Parcel 10D CB 4297

Approximate 17200 Block of Applewhite Road

On the north side of Old Applewhite Road, between West Jett Road and Applewhite Road

**Proposal:** To designate Historic Exceptional

**Neigh. Assoc.** None

**Neigh. Plan** City South Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The City South Community Plan calls for Agricultural and Light Industry land use for a portion of the subject property and Resource Protection/ Open Space land use for the remainder of the subject property.

### Approval

The subject property, annexed as limited purpose in 2003 and full purpose in 2006, totals approximately 143.254 acres. The subject property is largely undeveloped, with the exception of a ranch complex with multiple structures. The subject property was zoned "MI-1" by City Council on September 25, 2003 (Ordinance #98228.)

Property to the north of the subject property is zoned "MI-1" Mixed Light Industrial District. Property to the south and west is zoned "RP" Resource Protection District. Property to the east across Applewhite Road is zoned "MI-2" Mixed Heavy Industrial District. Land uses immediately adjacent to subject property consist of undeveloped land to the north, west and south of the subject property. There is undeveloped land and a residence to the south across Jett Road. This zoning case is within three miles of the Toyota Manufacturing Plant. The Toyota facility is located immediately to the east of the subject property across Applewhite Road.

The Historic Division of the Planning and Community Development Department recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

**CASE MANAGER :** Leslie Zavala 207-0215



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HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

# CITY OF SAN ANTONIO

HDRC CASE NO: 2008-182

ADDRESS:

LEGAL DESCRIPTION: CB 4297 P-8, 10

PUBLIC PROPERTY: No

HISTORIC DISTRICT:

LANDMARK DISTRICT:

APPLICANT: COSA, 1901 S Alamo

OWNER: COSA

TYPE OF WORK: Finding of Historic Significance

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

**RECOMMENDATION:**

The Lt. Col. Ygnacio Perez Stone Rancho, 41BX274 meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

**COMMISSION ACTION:**

Approval of a finding of historic significance. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for the Lt. Col. Ygnacio Perez Stone Rancho.

Ann Benson-McGlone  
Historic Preservation Officer

# Neighborhood and Urban Design Division

## Zoning Case Review

Zoning Case No.: Z2008231

Address: Not addressed. Refer to legal description contained in analysis location information.

Existing Zoning: MI-1

Requested Zoning: HE MI-1

Registered Neighborhood Association(s): NA

Neighborhood/Community/Perimeter Plan: City South Community Plan

Future Land Use for the site: Resource Protection/Open Space

### Analysis:

The subject property is approximately 143.25 acres. It is roughly located at the northwest corner of the West Jett Road and Old Applewhite Road intersection. The property has not been addressed. The legal description for the property is CB 4297 P-8C (62.0 AC), P-10B (7.954 AC), & P-10D (73.3AC) ABS 13 APPLEWHITE RESERVOIR (SOUTHSIDE STUDY AREA 3 ANNEXATION). The property is owned by the City of San Antonio. City Council passed a resolution on June 19, 2008 directing staff to initiate the rezoning process in order to place a historic designation on the property.

The property was initially developed in 1793 and was part of the holdings of the Mission San Jose y San Miguel de Aguayo. There are a number of structures on the property, including a main ranch headquarters building, approximately five secondary structures, and areas that were cultivated and also used as corrals. This proposed rezoning is for one of the secondary structures located on the property. Approval of the change in zoning will preserve a structure that serves as a visible reminder of the community's cultural heritage. Approval will also help preserve a structure that is associated with persons important in the history of the City. The City South Community Plan calls for the preservation and protection of the planning area's historic resources and specifically recommends the designation of historic districts and landmarks, which this rezoning will achieve. In addition, the Cultural and Historic Resources section of the Community Plan reiterates the necessity of identifying and protecting historic sites in the Planning Area. Historically important sites on this property are designated 13 through 16 on the Historic Sites Plan within the City South Community Plan.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to HE MI-1

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

### Staff Recommendation:

☒ Approval

☐ Denial

☐

Reviewer: Tyler Sorrells

Title: Planner

Date: 07/18/2008

Manager Review: Nina Nixon-Mendez

Date: 07/25/2008